

The meeting was called to order by President Judy Creighton at 9:10 a.m., at 311 Filedstone Drive, Murphys, CA.

BOARD MEMBERS PRESENT:

Judy Creighton, President
Ron Moberg, Vice President
Michael Ninos, Treasurer
Gordon Green, Secretary
Thomas Thrower, Director

NOT PRESENT:

Also Present: Cassie Turner, PCAM, CCAM, M&C Association Management Services, Inc., and homeowners.

ANNUAL MEETING MINUTES: The minutes will be corrected and will be approved by the owners at the next annual meeting.

TREASURER'S REPORT:

A motion was made, seconded, and passed to approve the November financials.

NEW BUSINESS:

2007 Budget Ratification - **A motion was made, seconded, and passed to approve the 2007 budget.**

Pool Closing and Repair - Signature Pools is looking into the rough surface of the pool, and a pool crack.

Debbie said that she feels that Signature Pools will resolve the issue.

There was a question about using the BBQ in the winter months.

The rules need to be reinvestigated and will be a topic on the monthly Board agenda.

Transition Team Update - Michael Summers provided a written report to the Board to get them up to date on prior events.

Judy read the issues that the Transition Team were dealing with.

Committee Formation : **Landscape Committee:** Charley Creighton, Chairman, Barbara Soper, and Sharon Jiminez, members.

ARC Review Committee: Ron Moberg, Chairman, Karen Castle, member.

Pool, BBQ, Common Area: Michael Ninos, Chairman.

Budget & Financial Planning: Tom Thrower, Mike Ninos.

Community Development: Public Relations Committee: Judy Creighton, Chairman, Carolyn Ancil, member.

Developer Report - Cassie read the report from Debbie, agent for Jack Kautz.

Landscape Contract - Frog Hollow was terminated at the end of November.

A motion was made, and seconded, to approve the proposal of Dan's Yard Service for \$1200.00 per month.

Dan's Yard Service wrote some recommendations to the Board. These recommendations were discussed. **A motion was made, seconded, and passed to approve the mulch and lock expenditures submitted by Dan's Yard Service.**

A motion was made, seconded, and passed to ask Dan to get a bid on gutter guards for all townhouses and to clean all the gutters.

CC&R Review - The Public Relations Committee Charter is to review and create a condensed version of the CC&R's for easier reading. **A motion was made, seconded, and passed to approve Judy's request for parking rules to be enforced.** She will be putting notices on cars/trucks who are violating the parking rules in an effort to educate the residents and get them to observe the parking rules.

Annual CPA Review - **A motion was made, seconded, and passed to retain Kalfsbeek & Company Accountancy Corporation for the annual tax review in the amount of \$360.00.**
Directors & Officers Insurance - **A motion was made, seconded, and passed to approve the Directors and Officers Insurance proposal from Associa.**

OPEN FORUM:

A comment was made by an owner that was present to get competitive bids regarding propane.

ISSUES AND ANNOUNCEMENTS:

Next Meeting Date - Friday, January, 26, 2007 at 3:00 p.m.

As there was no further business, a motion was made, seconded, and passed to adjourn the meeting at 11:45 a.m.

Secretary