

DRAFT

**DRAKE LANDING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 8, 2010**

A regularly scheduled meeting of the Drake Landing Board of Directors convened Wednesday, September 8, 2010, at the offices of Carlson, Carlson & Dunkleman. Directors present were, Bren Davis, Bruce Anderson and Ron Carlson. Present from Wilderrest (WPM) were Roxy Hall-HOA Community Manager, Mark Wyman, Wilderrest Director of Operations and Construction. The meeting was called to order at 3:05 P.M.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the January 15, 2010 meeting were approved as written.

WPM UPDATE

The Board heard a summary of the system changes and upgrades at Wilderrest during the last year, including the future plans for Wilderrest Property Management. The Board expressed its satisfaction with their experience regarding changes at Wilderrest.

FINANCIAL MATTERS

Financial Statements:

The July 31, 2010 financials were reviewed. The Operating Account's balance was \$10,985.06 and the Reserve Account's balance was \$71,889.31. Operating expenses exceeded income by \$1349.93 in July and Income exceeded expenses by \$2121.94 year-to-date.

The proposed budget was reviewed and discussed. WPM was instructed to amend the budget and send to the homeowners in the annual meeting packet.

MAJOR MAINTENANCE CHART:

The Board of Directors has decided to obtain a reserve study for Drake Landing. A reserve study will assist the Board of Directors with major maintenance planning.

PROPERTY ISSUES:

The Board has requested on-site additional hours be reviewed, detailed and sent to the Board. The Board will give specific direction to WPM as to which tasks and the frequency of each task shall be administered.

WPM is to contact Premiere Snowplowing to renew the contract.

The prior roof snow removal contract with Turner Morris will be reviewed and edited with Mr. Wyman and sent to the Board of Directors.

The Board directed WPM to confirm the drain on D6 roof repair will be addressed per the bid.

The Board of Directors has requested WPM to obtain bids for a reserve study at Drake Landing.

The noise violation policy will remain unchanged. The Board directed WPM to issue Homeowners warning letters when WPM receives notification of noise tickets issued.

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NOMINATIONS FOR BOARD

The following Board Members are willing to serve the community if nominated:

Ms. Davis and Mr. Carlson are eligible for re-election.

Mr. Anderson's interim term is eligible for election to full term by the membership.

NEXT MEETING DATE:

Annual Meeting, November 13, 2010 @ WCC, 10 A.M.

ADJOURNMENT

The meeting adjourned at 5:50 P.M.

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