

**Glen Cove Owners Association
Executive Meeting of the Board of Directors at the Silverthorne Library
Friday, November 20, 2009 following the AGM**

Attendance

Jack Carpenter Unit #67
Heather Wood Unit #63
Steve Beck Unit #C33 & G41

Amy Sward Unit #26
Michelle Tekampe Unit #C27

Management in attendance

Rick Pyle, Bob Towne & Moya Callahan representing the management company

The meeting was called to order at 8:30 pm.

The new Board positions were determined as follows:

Jack Carpenter	President
Steve Beck	Vice President
Heather Wood	Secretary
Amy Sward	Treasurer
Michelle Tekampe	Member at Large

1. Legal retainer

Steve Beck made a motion to retain Mark Richmond's services per his agreement in the amount of \$1,000 for a year and was seconded by Michelle Tekampe. As all were in favor and none opposed the motion passed.

2. MRP to review the Association's documents and suggest areas of vulnerability.

Amy Sward made a motion to authorize MRP to invoice the Association an additional 2-3 hours for review of the Association's documents and submit suggestions to the Board and was seconded by Heather Wood. As all were in favor and none opposed the motion passed.

3. Painting: Rick & Bob will continue the research on Platte and will talk to Carl for a re-quote so that the Board could make a decision regarding the painting at the beginning of the year.

4. Accounts Receivable and Liens:

The Board decided to enforce the 3-month delinquency policy and will move forward with liens after owners become more than 90 days delinquent beginning January 1, 2010. Rick suggested that a letter be placed in the coupon mailing. He will see where they can work this into the rules. One member is making the monthly payments as planned and is just at three months delinquency. The negatives on the accounts receivable sheet are owners who have paid ahead.

Amy Sward made a motion to move forward as of January 1, 2010, for the Association to file liens against any delinquencies over 90 days regardless of what is written in the declarations unless the Board approves a payment plan and was seconded by Michelle Tekampe. As all were in favor and none opposed the motion passed.

Adjournment

As there was no other new business to discuss the meeting was adjourned at 8:42 pm.

I hereby attest that these minutes are a true and accurate account of the Board meeting thus held on November 20, 2009.

Signed

As _____
Board Position

Date