

GINGER WOODS H.O.A.
MINUTES
NOVEMBER 6, 2007

Meeting called to order at 7:08 p.m. by President, Derek Tresnak.

Board Members Present: Derek Tresnak, John Coyle, Mike Price, John Save & Mark Reynolds.

John Savage/ Mark Reynolds motion to approve the October 8th minutes as presented.

Vote: Unanimous in favor

Treasurers Report – John Savage gave an overview of the financial position of the Ginger Woods Association. He also stated that BPS would be opening an additional \$10,000 6 month CD.

Property Managers Report

Web-Site Update – the web-site is being updated with current info such as new board list, minutes and budget information.

Closing List – No closings since August 10th.

Insurance Renewal Bids – BPS has received two renewal bids one from Snyder Ins in the amount of \$3300 and one from Howard Esser in the amount of \$2633.

Inspection Report – Discussion took place regarding the procedure for violation letters. The BOD instructed BPS to send out first violation letters informing owners of violations and stating that board members would be by to answer any questions they have regarding the violation.

Old Business

Aerator/Lighting Status – Clarence Davids is in the process of completing the electric work. The Aerators will not be installed until spring, 2008. The entrance lighting should be completed by the end of November.

New Business

2008 Budget – discussion took place

John S/Mike Price motion to approve the 2008 budget as presented.

Vote: Unanimous in favor

Insurance Renewal Bids – discussion took place

John Savage/Mike Price motion to approve the Howard Esser Insurance bid once verification that the pump station is included under Property & Crime coverage and that Mechanical failure is also included.

Vote: 3 yes – 1 abstain

Management Contract Renewal

Mark Reynolds/Mike Price motion to approve the management contract renewal from BPS for \$882 a month fees through September 2008.

Vote: Unanimous in favor

Other New business

DRC Procedures – discussion took place of how to improve the procedures.

Landscaping – discussion took place regarding recent landscape installations.

Newsletter Mailing – The BOD instructed BPS to compile a newsletter to inform the H.O. of the annual meeting results, the approved budget, and the most recent financial position of the association and the meeting notice for January 15th.

John Coyle/Mike Price motion to adjourn the board meeting at 8:15 p.m.

Vote: Unanimous in favor.