

THE SANCTUARY COMMUNITY ASSOCIATION, INC.
Minutes of the Regular Meeting of the Board of Directors
800 Sanctuary Drive
August 25th, 2015, 7PM

Open Forum

Open forum was conducted between 6:30PM and 7:00PM.

Call to order

Greg Monseliu called the meeting to order at 7:00PM.

Quorum and Proof of Notice

Quorum was established with Dave Baumann, Melissa Debach, Greg Monseliu, Bryant Sensabaugh, Michael Woodman, and Bryan Gartner (via 2-way communication) – absent was Dan Baker. Meeting notice was posted 48 hours prior to the meeting.

Agenda Addition

Moved by Greg Monseliu to add to the Agenda an ARC matter from the July 28th regular meeting. Seconded and the motion carried 6-0. No further motion was presented.

Minutes

1. Moved by Greg Monseliu to approve the July 28th, 2015 minutes, as presented. Seconded and the motion carried unanimously.

New Business

2 Moved by Greg Monseliu the Consent Agenda to:

- reduce any open CC&R fines to the ledger,
- suspend usage rights for any Member that: 1) has a balance greater than or equal to one quarter's assessments and 2) is greater than 90 days delinquent in paying a monetary obligation due to the Association,
- progress delinquent accounts across the next regular meeting period through the established Collections Policy.

Seconded and carried unanimously.

3a. Moved by Greg Monseliu to transfer \$6,256.22 into the “Reserves – Pool Plaster Finish” account from operating. Seconded and carried unanimously.

3b. Moved by Greg Monseliu to absorb “Unrestricted Net Assets” into Retained Earnings. Seconded and carried unanimously.

3c. Moved by Greg Monseliu to expense the Petty Cash account. Seconded and carried unanimously.

Moved by Bryant Sensabaugh to procure a landscape architect to design a common theme for The Sanctuary. Seconded and carried unanimously.

Moved by Greg Monseliu to replace the roofing on the clubhouse and cabana building. Seconded.

Greg Monseliu moved to amend the main motion by inserting after the word building: , *applying the applicable Reserves funds and also filing the project as an insurance claim*. Amendment was seconded and carried unanimously.

The amended main motion: to replace the roofing on the clubhouse and cabana building, *applying the applicable reserves funds and also filing the project as an insurance claim*, carried unanimously.

Committee Reports

5. ARC – Steve Medin reported ARC results:

July 30th: AWOM, Unanimous processing of 41 Applications, 39 Approved, 1 Stipulated, 1 Decline

August 20th 8PM: Quorum (4/5 SM,BG,BL,KS+), 92 Applications, 80 Approved, 10 Stipulated, 2 Declines

Next Meeting: September 10th 8PM. Application submission deadline September 7th.

6. Social – Melissa Debach reported the Summer Splash was a success, with over 200+ attending. NNO is October 6th, Community Yard Sale is October 17th, Brews and BBQ is November 7th, and the Fall Festival is November 14th.

7. Alarm – Met 8/4, 8/10, 8/17, 8/24

8. Landscaping – Met 8/10

9. Covenant Enforcement – DNM

4. Moved by Bryant Sensabaugh to extend the current ADT monitoring contract by a period of 3 months. Seconded and carried unanimously.

Adjournment

Meeting adjourned at 8:54PM. Special meeting set September 8th, 2015, 7PM at the Clubhouse (800 Sanctuary Drive). Topic: Alarm Monitoring. Next regular meeting is meeting is September 22nd, 2015, 7PM, in the Clubhouse (800 Sanctuary Drive). 6:30 for Open Forum.

Respectfully Submitted, on behalf of the Secretary,

Drew Pommet

Drew Pommet, LCAM

Nexus Community Management, LLC