

THE SANCTUARY COMMUNITY ASSOCIATION, INC.
Minutes of the Regular Meeting of the Board of Directors
800 Sanctuary Drive
June 23rd, 2015, 7PM

Call to order

Greg Monseliu called the meeting to order at 7:00pm. Greg assigned Drew Pommet as Chair *pro tem*.

Quorum and Proof of Notice

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

Minutes

1. Moved by Bryant Sensabaugh to approve the May 26th, 2015 minutes, as corrected. Seconded and the motion carried 5-0, Michael Woodman abstained.

Old Business

2. Moved by Melissa Debach to replace the pool fence. Seconded.

Michael Woodman amended the main motion by inserting at the end, *including the two chain link panels near the basketball court*. Amendment was seconded and carried unanimously.

Michael Woodman amended the amended main motion by inserting at the end, *and funding the project by first fully utilizing reserves with the remaining balance from operating*. Amendment was seconded and carried unanimously.

The twice amended main motion, replace the pool fence including the two chain link panels near the basketball court and funding the project by first fully utilizing reserves with the remaining balance from operating, carried unanimously.

3. Moved by Bryant Sensabaugh to remove the damaged roadway chain link fence. Seconded and carried unanimously.

New Business

4. Moved by Bryant Sensabaugh to ratify the Action Without a Meeting "to insure 3676 HRP on the Association's Property Policy Package." Seconded and carried unanimously.

5. Moved by Bryant Sensabaugh to adopt the Collections Policy, as presented. Seconded and carried unanimously.

6. Moved by Bryant Sensabaugh to adopt the Records Request Policy, as presented. Seconded and carried unanimously.

7. Moved by Bryant Sensabaugh to adopt the Covenant Enforcement Policy, as presented. Seconded and carried unanimously.

Bryant Sensabaugh declared that he resigns from the Covenant Enforcement Committee.

Dave Baumann declared that he resigns from the Covenant Enforcement Committee.

8. Moved by Michael Woodman to Amend the Previously Adopted February 3rd 2015 motion of "Greg Monseliu, Bryan Gartner, and Dave Baumann to serve on the covenants committee." as follows:

- by striking and inserting "Greg Monseliu, Bryan Gartner, and Dave Baumann," with "Kevin Fefferman, Mike Gemmati, Belinda Griffin" and,
- by striking and inserting "covenants committee." with "Covenant Enforcement Committee for a term through to the 2016 Annual Meeting."
- Seconded and carried unanimously.

9. Moved by Bryant Sensabaugh to relocate the volleyball court. Seconded and carried unanimously.
10. Moved by Bryant Sensabaugh to replace the splash pad feature motor and sump pump. Seconded.
Greg Monseliu amended main motion by inserting at the end, *and also install a back-up sump pump*.
Amendment was seconded and carried unanimously.
The amended main motion, replace the splash pad feature motor and sump pump and also install a back-up sump pump, carried unanimously.
11. Moved by Bryant Sensabaugh to reduce any open CC&R fines to the ledger. Seconded and carried unanimously.
12. Moved by Bryant Sensabaugh to suspend usage rights for any Member who: 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. Seconded and carried unanimously.
13. Moved by Bryant Sensabaugh to progress delinquent accounts across the next regular meeting period through the established Collections Policy. Seconded and carried unanimously.
14. Moved by Bryant Sensabaugh to implement a summer service schedule for American Pool and Patio. Seconded and carried unanimously.

Committee Reports

15. ARC: Steve Medin reported results from the June 1st Special and June 11th Regular ARC meetings:
June 1st: Notice, Quorum 3/5 (SM,BL,BG): 26 Applications, 17 Approved, 9 Declines
June 11th: Notice, Quorum 4/5 (SM,BL,BG,KS): 59 Applications, 52 Approved, 4 Stipulated, 3 Declines
Next Meeting July 9th, 8PM, application submission deadline July 6th
16. Social – Melissa Debach reported the Fall Festival is November 14th!
17. Alarm – Melissa Debach reported 64 Surveys were received before the established deadline
18. Landscaping – Bryant Sensabaugh reported initial proceedings and requested Board guidance.
19. Covenant Enforcement – No report, kick-off meeting to follow.

Adjournment

Melissa Debach moved to adjourn at 10:14PM. Seconded, and the motion carried unanimously. Next regular meeting is meeting is July ~~28th~~ ~~21st~~, 2015, 7PM, in the Clubhouse (800 Sanctuary Drive).

Respectfully Submitted, on behalf of the Secretary,

Drew Pommet

Drew Pommet, LCAM

Nexus Community Management, LLC