

THE SANCTUARY COMMUNITY ASSOCIATION, INC.
Minutes of the Regular Meeting of the Board of Directors
800 Sanctuary Drive
October 27, 2015, 6:30PM

Open Forum Open forum commenced at 6:34PM with a quorum of Dave Baumann, Bryant Sensabaugh, Greg Monseliu, and Michael Woodman. Melissa Debach joined at 6:39PM, Bryan Gartner joined at 6:52 PM, and Dan Baker joined at 6:59 PM

Call to Order With no further discussion during Open Forum, Greg Monseliu called the meeting to order at 6:38PM.

Quorum and Proof of Notice

Quorum was initially established with Dave Baumann, Greg Monseliu, Bryant Sensabaugh, and Michael Woodman. Meeting notice was posted 48 hours prior to the meeting. Meeting notice did not contain that FY 2016 base assessments were to be established.

Minutes

1. Moved by Greg Monseliu to approve the September 22, 2015 Regular minutes, as presented. Seconded and the motion carried 4-0, Michael Woodman abstained.

New Business

2. Moved by Greg Monseliu to adopt the Consent Agenda of:

- 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.

6a. Moved by Melissa Debach to purchase new furniture for the pool deck, lounge chairs, and tables. Seconded and after discussion, the motion was withdrawn without objection.

6b. Moved by Melissa Debach to install picnic tables and replace the bench seating in the playground area. Seconded.

Greg Monseliu moved to amend the main motion by inserting at the end, *as well as two additional trash cans*. Amendment was seconded and carried unanimously.

The amended main motion: to install picnic tables and replace the bench seating in the playground area, *as well as two additional trash cans*, carried unanimously.

6c. Moved by Melissa Debach to install a drainage system to remedy the flooding of the playground and paved walkway to the pool. Seconded and carried unanimously.

6c. Moved by Melissa Debach to install playground chips after the drainage system is complete. Seconded and carried unanimously.

6d. Moved by Melissa Debach to install four shade trees for the playground. Seconded and carried unanimously.

A Special Meeting was called for Oct 31, 2015 at 7AM at the Clubhouse to consider the FY 2016 Budget. Notice shall be posted 48 hours prior to the meeting, and the notice shall contain that FY 2016 Base Assessments are to be established.

Committee Reports

7. ARC – Steve Medin reported ARC results:

Oct 8, 8PM: Quorum (5/5), 58 Applications, 51 Approved, 5 Stipulated, 2 Declines

Next Meeting: November 12, 8PM. Application submission deadline November 9

8. Social – Brews and BBQ is Nov 7, Fall Festival is Nov 21, Santa visits The Sanctuary is Dec 3, 4 & 5.

9. Covenant Enforcement – Met Sept 25, Next Meeting Oct 29.

Focused Discussion

Moved by Greg Monseliu for the Association to issue a letter of acceptance as guided by counsel for the Members at 4048 Safflower Terrace, 3173 Heirloom Rose Place, and 3920 Hydrangea Court. [-Seconded and carried unanimously.](#)

Adjournment

Adjournment was announced at 8:30PM. A Member immediately requested to speak, meeting was immediately reconvened to discuss the Member concern. Meeting adjourned at 8:39PM with no further action.

Next Meetings

Special Meeting, Oct 31, 2015 at 7AM at the Clubhouse to consider the FY 2016 Budget, where FY 2016 Base Assessments are to be established.

Next Regular meeting is Nov ~~22~~24, 2015, 6:30PM, in the Clubhouse (800 Sanctuary Drive). 6:30 for Open Forum, Business starts after Open Forum is closed, no later than 7 PM.

Respectfully Submitted, on behalf of the Secretary,

Drew Pommet

Drew Pommet, LCAM

Nexus Community Management, LLC