

THE SANCTUARY COMMUNITY ASSOCIATION, INC.
Minutes of the Regular Meeting of the Board of Directors
800 Sanctuary Drive
September 22nd, 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 Dan Baker, Dave Baumann, Melissa Debach, Greg Monseliu, and Bryant Sensabaugh – absent was Bryan Gartner and Michael Woodman. Meeting notice was posted 48 hours prior to the meeting.

Minutes

1. Moved by Bryant Sensabaugh to approve the August 25th, 2015 Regular and September 8th, 2015 Special minutes, as presented. Seconded and the motion carried unanimously.

New Business

2 Moved by Bryant Sensabaugh 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.

Moved by Dan Baker to commission a full reserve study. Seconded and the motion carried unanimously.

Michael Woodman joined via 2-way communication. Security presentations were given (ADT, Security Pro). Michael Woodman dropped via 2-way communication, quorum remained established.

3a. Moved by Bryant Sensabaugh to contract to provide a service agreement for alarm monitoring. Seconded and motion carried 3-2 (Dan, Melissa).

3a. Moved by Bryant Sensabaugh to contract a 3 year term with Security Pro to provide alarm monitoring services, subject to the favorable review of contract terms and conditions. Seconded and motion carried 3-2 (Dan, Melissa).

Committee Reports

4. ARC – Steve Medin reported ARC results:

Sept 10th 8PM: Quorum (4/5 SM,BG,BL,KS), 49 Applications, 41 Approved, 4 Stipulated, 4 Declines

Next Meeting: October 8th 8PM. Application submission deadline October 5th.

5. Social – NNO is October 6th, Community Yard Sale is October 17th, Brews and BBQ is November 7th, and the Fall Festival is November 21st.

6. Covenant Enforcement – Met Sept 15th, Next Meeting Sept 25th

Adjournment

Meeting adjourned at 10:11PM. Next regular meeting is October 27nd, 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