

Mallard Green HOA

Board of Director's Meeting

Avila Bay Athletic Club & Spa

January 11, 2011

Call to order

The meeting was called to order at 3:30 p.m. by President Brent Parker. Other board members present were Larry Cohn, Corie Muriset, Glenn Oden and Gary Beall. The meeting also was attended by homeowner Jim Hilferty.

Approval of minutes

Minutes of the Oct. 13, 2010 meeting were unanimously approved.

Financial Report, by Treasurer Corie Muriset

At the end of December 2010, the reconciled financial statement showed the association had \$66,651.36 in its operating checking account and \$259,147.63 in its Morgan Stanley liquid assets reserve account, giving the association a total of \$325,798.99 in cash and reserves. The association is \$8,795.06 under budget in operating expenses through December. One homeowner is behind in monthly dues.

At the October 2010 meeting, the board approved putting \$30,000 from the capital account into miscellaneous reserves and a five-tiered CD account with Morgan Stanley, with each tier funded at \$40,000. The Morgan Stanley account is earning approximately \$500 a month in interest on \$200,000 invested in one-year to five-year CDs.

Architectural Committee Report, by committee chair Glenn Oden

Wall painting on both sides of Canvasback will begin in the next few weeks. Homeowners should notify Oden whether they want the walls in their back yards painted.

A continuing water leak at 2288 Spoonbill is being addressed, with repairs scheduled to begin Jan. 19.

Jim Hilferty volunteered to join the architectural committee.

Landscape Committee Report, by committee chair Gary Beall

Fall tree and shrub maintenance went well. Replacement trees for those that were removed are being ordered and will be planted this winter. Replacement shrubs have been planted behind the decks on the green. Other landscape maintenance priorities for the winter months

include cleaning up the area near the bike trail at the Cormorant end of the green, finishing spreading chips from the fall pruning, and following up on various homeowner requests.

Action Items

Water pressure: Homeowners are reminded to periodically check incoming water pressure. The pressure should be no more than 70 PSI. Higher readings could mean a defective pressure regulator and could lead to plumbing problems. Contact a plumber if you experience high water pressure.

Water Conservation: Analysis of monthly HOA water bills shows water costs for HOA maintained areas range from the minimum monthly water company charge of \$191 during the winter months to more than \$2,000 a month during the summer months. Discussion focused on ways to reduce water usage and cost, ranging from eliminating lawn to more vigilance in finding and repairing leaks and more precise water scheduling. No formal board action was taken on any of the discussion items. Beall volunteered to work with the landscape maintenance crew to see if more vigilance in maintenance and scheduling reduces water usage in 2011. Homeowners can help by promptly reporting leaks in the drip or sprinkler systems to any board member, landscape committee member, or the landscape maintenance crew.

Open Forum

No items presented for discussion.

Next Meeting

The next regular HOA meeting will be at 3:30 p.m. on Monday, April 11 at the Avila Bay Athletic Club & Spa.

Adjournment

The meeting was adjourned at 5 p.m.

Respectfully submitted

Gary Beall, secretary