



Board Of Directors Meeting Minutes

December 14, 2006

The Board of Directors of Baytowne Homeowners Association, Inc. met on December 14, 2006 at Bristol Management's Office. Directors present were: Ray Zager, President; Jean Grebinar, Vice President; Stacey Stack, Secretary and Bernard Campbell, Director. Nadine Inglis was present representing *Bristol Management Services, Inc.* and Christine Di Renzo to record minutes.

Call to Order: The meeting was called to order at 4:00 p.m. by Ray Zager, who noted that a quorum was present, and that proper notice of the meeting had been previously posted.

Minutes: The minutes of the November 9, 2006 Board of Director's meeting were reviewed. Bernie Campbell made a motion to waive the reading of the minutes and approve the minutes with a correction. Motion seconded and carried to approve the minutes with corrections.

Financials: Nadine Inglis gave an overview of the November 2006 financials. The financials were approved as presented.

Unfinished Business:

Walkthrough - Nadine Inglis and Christine Di Renzo conducted a follow up walkthrough inspection during the month of December and found few items which need improvement.

Roadway Paving - The Board discussed the possibility of repairing or replacing the roadways within the community. Ray Zager made the suggestion of borrowing the money and having the project completed now instead of continuing to collect reserve money and having the roadways completed in the future. Ray Zager made a motion to bring the project before the membership during the Annual meeting in January, providing them with estimated costs to replace or repair the concrete as well as options of funding the project.

New Business:

Impact Fee - The Board discussed charging an impact fee for homeowners and builders which perform work which requires the use of large equipment driving on the roadways. Ray Zager made motion to charge an impact fee of \$10,000.00 for new home construction; motion seconded by Jean Grebinar and carried 3 to 1. This information will be brought before the membership at the Annual meeting in January.

Mailboxes - Bernie Campbell prepared a list of mailboxes which need to be painted and/or repaired within the community. Bernie Campbell made a motion to have the mailboxes repaired as to the specs of his list. Motion second and carried.

Swimming Pool - Bernie Campbell reported on several occasions the pool gates have been left open and he recommends having child proof locks installed. Bernie Campbell made a motion to have child proof locks installed on the pool gates and obtain quotes on pool repairs and painting the pool area deck. Motion seconded by Ray Zager and carried.

With no further business before the Board, the meeting adjourned at 5:20 p.m.

Respectfully Submitted,

Christine Di Renzo
Bristol Management Services, Inc.
For and on Behalf of the Board of Directors