

Draft Minutes of the STCA Board of Directors Budget Approval Meeting  
December 9<sup>th</sup> 2014

**1) Call to Order, Establish a Quorum, Proof of Notice:** Meeting called to order by Vice President Pete B. at 10 am. Quorum established with 4 Board members present: Brace, Pete, Al and Ben. Notice posted as required by law.

Management Present: Joe Walker, Mgr.; Sherry Walker, CAM, from Walker Property Management

Owners Present: Jim, Norm

**2) Manager's Report: Joe W:**

-The auto fill for the pool has been ordered and should arrive in near future

-Al has volunteered to install the auto fill

-The beach was raked yesterday

-The fire inspection is due on December 18<sup>th</sup> and there will be no horn blowing

-Unit 203 had mold remediation done in their unit and a report from the company had been sent to WPM and has been forwarded to the Board for their information. A leak in unit 203 was reported to the owner about 4-6 weeks ago with no response.

**3) Treasurer Report: Al:**

-There is approximately \$44,000 in the check book of 12/8 /14; Strandview is in 'good shape'

**4) Old Business:** none

**5) New Business:**

a) Budget Approval: No additional comments were made to Walker Property Mgmt or any SV Board Member.

Brace made a motion to accept the budget as proposed. Ben seconded. No Discussion. Vote taken: passed unanimously. Al will notify Myers & Brettholtz

b) Additional discussion of proposed common area smoking ban: Al stated that at the last SV board meeting it was decided that an advisory vote will be taken at the annual meeting to obtain owner input on this issue.

Brace questioned the cost to modify the documents should that be needed. Al stated that four

years ago a document change cost approximately \$1050.

Additional Comments: Ben stated that an owner in attendance has asked what Can be done about the stains on the shuffleboard court and the lower roofs.

What would it cost and what are the options to make the roofs look better? Joe said that he could check with the roofers who are due in 4-6 weeks to see the cost of addressing these cosmetic issues. Ben commented that Cascades has the same roofing system and do not clean theirs. Joe commented that after cleaning the main roof he finds debris, cuts, screws, etc. However, if Strandview decide to stop the roof cleaning, it can be stopped at any time.

No additional comments.

**6)Adjourn:** Al made a motion to adjourn. Brace seconded. Passed unanimously. Meeting adjourned at 10:21 am