

ROYAL PALM RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION MINUTES
AUGUST 7, 2017

MEMBERS PRESENT

Tambra Williams – President (Via Conference Call & in Attendance at Approximately 6:30pm)
Donna Oates – Vice President
Paul Quiray – Treasurer

MEMBERS ABSENT

Antoinette Burnett – Member at Large

ALSO PRESENT

Dan Saldana
Homeowners

Haven Management LLC
Per sign in sheet

I. CALL TO ORDER

1. Tambra Williams, Board President, called the open session meeting of the Royal Palm Ranch Homeowners Association to order at 6:00 p.m.

II. HOMEOWNER FORUM

1. The floor was open to homeowners at this time.

III. APPROVAL OF MINUTES

1. A motion was made by Donna Oates and seconded by Paul Quiray to approve the July 10, 2017 minutes as submitted. The motion passed 2-0-1. Tambra Williams abstained.

IV. LIEN ACCOUNTS

1. There are no accounts to lien at this time.

V. FINANCIAL

1. A motion was made by Donna Oates and seconded by Paul Quiray to approve the June 30, 2017 financials as submitted. The motion passed 2-0-1. Tambra Williams abstained.

VI. OLD BUSINESS

1. **Pool House Project** – A walk will be done upon final completion of the project.
2. **Bulletin Board** – A bulletin board will be installed after the pool house project is completed.
3. **Trash Cans** – A motion was made by Donna Oates and seconded by Paul Quiray to approve Sierra West Landscape to install two (2) additional concrete pads at the playground and north pool areas in order to install trash receptacles.
The motion passed 2-0-1. Tambra Williams abstained.

VII. NEW BUSINESS

1. **Work Order Track Report** – The board reviewed and no action was required.
2. **Website Logo** – A motion was made by Donna Oates and seconded by Paul Quiray to approve the logo as submitted for the association website. The motion passed 3-0-0.
3. **Complete Wire Mesh @ Monte Vista Entrance – Discussion** – A motion was made by Donna Oates and seconded by Paul Quiray to obtain a proposal to mesh the entire wrought iron surrounding the property. The motion passed 3-0-0.
4. **Rule Adoption Update** – A motion was made by Donna Oates and seconded by Paul Quiray to approve the Draft Rules for mail out to the membership to be adopted at the October 2, 2017 meeting. The motion passed 3-0-0.

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VIII. CORRESPONDENCE

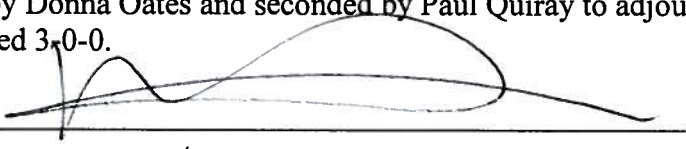
1. 4825 Ranch Road Homeowner Letter Regarding Common Area Tree – A motion was made by Donna Oates and seconded by Paul Quiray to approve removal of the tree in the common area near 4825 Ranch Road. The motion passed 3-0-0.

IX. EXECUTIVE SESSIONS: Matters discussed in Executive Session: owner compliance issues, delinquent accounts, owner response regarding architectural violation and handicap parking review.

X. ADJOURNMENT

A motion was made by Donna Oates and seconded by Paul Quiray to adjourn the meeting at 6:45 p.m. The motion passed 3-0-0.

ATTESTED TO: _____



DATE: _____

9/11/2017

Respectfully submitted by Haven Management LLC.