

Meeting of Chateau Acadian Board of Directors

Owner's Lounge

Saturday, December 15, 2007

8:00 A.M.

Present: Andrew Pollock, Dennis Minchow, Paul Johnson, Harold Golz, Myron Treber, Peter Schutz and Johnny Crowell

Not Present: All members present

The meeting was called to order at 8:05 A.M.

Owners Forum: Notice of the meeting was posted on the website; no owners, other than Board members, were present.

Minutes: The minutes of September 29, 2007 Board meeting were approved as written.

Financial Report Peter Schutz and John Crowell summarized the financial report as follows:
October 31, 2007 close report reported \$17,935.67 in Operating and \$15,782.93 in the Reserve Account.

October 31, 2007 P & L states that we are \$7,614.02 under budget in Operating expenses. Categories of major under budget are contingency, trash removal and repairs & maint. Electric costs seem to be falling into place.

It was also noted that the Accounts Receivable review reports that all owners are current with dues payments.

Paul Johnson moved to accept the financial report, Dennis Minchow seconds and the motion passed.

The Board approved the 2008 budget as presented.

Manager's Report Johnny Crowell gave the following managing agents report:

Completed Items

- B Bldg front deck dormer board replacement
- A bldg common area baseboard heater replacement
- Sweeping of parking lot
- Water sources winterized
- Light fixture in A bldg kitchen installed
- New Christmas lights have been hung
- Water bucket and ladle for sauna has been added

Pending Items

- Finish painting hot tub area and common area doors
- Owners lounge baseboard heat repair/replacement
- Owners lounge signage has been ordered

Report/Discussion items

- Owners lounge blinds: Option 1 was chosen; option 1 being the solid wood style as opposed to plastic.
- Harold (Skip) Golz will draft a new set of HOA rules.

New Business:

- It was decided to install ICF light bulbs throughout the complex with a letter to the owners stating such.
- "Quiet Hours 10 pm – 8 am" signs to be placed in common areas

Next Meeting Date/ Adjournment

The next Board meeting was scheduled for 8:00 AM on Saturday, February 16, 2008 to be held in the Chateau Acadian Owners lounge.

Dennis Minchow moves to adjourn; Andrwe Pollock seconds and the motion passed.