



**BOARD OF DIRECTORS**  
**OPEN SESSION**  
**AGENDA**

**Saturday, 10:00am, at the Clubhouse**  
**February 15, 2020**

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1. **CALL TO ORDER-**

2. **ROLL CALL AND FLAG SALUTE-**

3. **SUMMARY OF EXECUTIVE SESSION-**

Executive Sessions may include Litigation, Member discipline, matters relating to contracts with third parties, personnel matters, to meet with Counsel, and to determine to proceed with a foreclosure.

4. **MEETING MINUTES APPROVAL-**

- a. Approval of the January 18, 2020 Open Session Minutes

5. **COMMITTEE REPORTS-**

- |              |                       |
|--------------|-----------------------|
| ➤ Station 34 | ➤ Fire Wise/Fire Safe |
| ➤ Recreation | ➤ Private Marina      |
| ➤ ARC        | ➤ Newsletter          |
| ➤ Finance    | ➤ NRWMAC              |

6. **FINANCIAL REPORTS-**

a. **Receipt of the December 2019 Un-Audited Financials & Q4 Investment Report**

Action Required: Board recognition of receipt of the 2019 Year-End un-audited financials and the 4<sup>th</sup> Quarter Investment Report.

7. **NEW BUSINESS-**

a. **REQUEST FOR VARIANCE OF ARCHITECTURAL GUIDELINES**

The new owners of 8121 Smith Point Road are requesting a variance from the Architectural Guidelines regarding fence heights in the side setback of their home. The ARC staff has reviewed the original request and determined that they cannot approve this request; that it would have to be reviewed by the Board of Directors.

b. **RESERVE EXPENSE**

The Maintenance truck, the 2001 Ford F150 and the Code Enforcement vehicle, the 2014 GMC Sierra are both due to be replaced out of reserves. The Code Enforcement vehicle will be traded in, and has blue booked at approximately

\$11,000. There is a high estimate in the reserves in the amount of \$38,000 for each vehicle. Management is recommending that the Association replace the Maintenance vehicle with a Ford F250 with a utility bed and lumber rack. Management is also recommending purchasing a Ford F150 quad cab pickup truck for Code Enforcement. This truck would sufficiently fit all of the equipment that is required to be mounted in that vehicle. The Board must make a motion for the Staff to negotiate with the dealership for them to hold the vehicles once confirmed for a price for both vehicles not to exceed the total amount of \$76,000. The final contract and purchase would be on the March agenda for final Board approval of the contracts.

**c. RESERVE EXPENSE**

The Maintenance Departments weed sprayer is due to be replaced out of Reserves this year. The Maintenance Staff is recommending the NorthStar Tow-Behind Trailer Boom and Spot Sprayer for the price of \$1,449.99 with an estimated shipping cost of \$475. The Staff is recommending the Board approve the purchase not to exceed \$1,950.00. The amount budgeted in Reserve is \$3,550.

8. **OPEN FORUM-** Members who fill out a request form to address the Board prior to this agenda item will be given 3 minutes to discuss their issues-concerns-or suggestions. [\\*\\*\*\*\(Open Meeting Act Rules Apply-see below\)\*\*](#)

9. **Managers Report**

10. **ADJOURNMENT-**