

**Walden Woods Condominium Association
Board of Directors Meeting Minutes
October 21, 2009
Marywood Community Center**

The meeting was called to order at 7:00 By Jan Knutson
Quorum of board members present: Jan Knutson, Joyce Harvey, Linda Jarrett, Samantha Galloway, Dolores Beauchamp
Others present: Lisa Haines from Vanguard Management
Others present: 9 Homeowners

Approval of previous Meeting Minutes:

Minutes from the August. 3. 2009 Board Meeting were approved without corrections
Motion to approve by: Joyce Harvey
Seconded by: Linda Jarrett
Approved by unanimous vote

Treasurers Report:

Treasurers' report was read by Jan Knutson
Operating account at the first Associations Bank \$5,274
Reserve Fund at Harris Bank \$97,835
Delinquencies\$90,051
Motion to approve by: Joyce Harvey
Seconded by: Linda Jarrett
Approved by unanimous vote

New Business

Motion was made by Jan Knutson to approve 2010 contract with Vanguard Community Management
Seconded by: Linda Jarrett
Approved by Unanimous vote

Motion was made by Joyce Harvey to approve 2010 contract with RB Enterprises for the landscaping
Seconded by: Linda Jarrett
Approved by Unanimous vote

Motion was made by Joyce Harvey to have a 2009 Audit and Tax Proposal done
Seconded by: Dolores Beauhamp
Approved by Unanimous Vote

Motion was made by Joyce Harvey to Discontinue CCI inspections with VCM

Seconded by: Linda Jarrett
Approved by Unanimous vote

Motion was made to by Linda Jarrett to ratify RB contract for 3 additional trees to be removed

Seconded by Joyce Harvey
Approved by Unanimous Vote

Motion was made by Samantha Galloway to send out the 2010 Budget to homeowners

Seconded by Joyce Harvey
Approved by Unanimous Vote

Adjournment

Motion was made by Joyce Harvey
Seconded by Samantha Galloway
Approved by Unanimous Vote
The meeting Adjourned at 7:20 P.M.