

**WALDEN WOODS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MARCH 31, 2010  
MARYWOOD COMMUNITY CENTER**

The meeting was called to order at 7:00 P.M. by Jan Knutson  
Quorum of board members that were present: Jan Knutson, Joyce Harvey, Linda Jarrett,  
Lisandro Ramirez  
Others present: Lisa Haines from Vanguard Community Management  
Others Present: 3 Homeowners  
Absent: Samantha Galloway

**Approval of previous meeting minutes:**

Minutes from December 2, 2009 board meeting were approved without corrections.  
Motion was made by: Joyce Harvey  
Seconded by: Lisandro Ramirez  
Approved by unanimous vote

**Treasures Report:**

Treasures report was read by Linda Jarrett  
Operating Account at the First Association Bank \$8,944.90  
Reserve Fund at the Harris Bank \$98,296.69  
Delinquencies: \$126,459.00  
Motion to approve was made by Joyce Harvey  
Seconded by Lisandro Ramirez

**Old Business**

Tuck pointing  
Motion was made by Joyce Harvey to meet with the people from Dakota Evans  
Restoration Inc to answer questions by the board; the board took a contingent vote  
Seconded By: Linda Jarrett  
Approved by: Unanimous vote

**New Business**

Motion was made by Lisandro Ramirez to approve Nationwide Insurance for 2010  
Seconded by: Joyce Harvey  
Approved by: Unanimous vote

Motion was made by Linda Jarrett to approve RB Enterprises to put in 2 asphalt speed  
bumps  
Seconded by: Jan Knutson  
Approved by: Unanimous vote

Collection Policies, Notifications

Board wanted a letter to go out to the homeowners about the collection policies;  
The following was in put into the letter

All Assessments are due on the first of each month and considered late after the fifteenth of each month. A late fee of \$35:00 is charged to the account. Approximately 30 days after the missed payment, a late account will be receive a letter indicating that they are late one month, and that the next monthly assessment is also due. A \$35 Charge is assessed to the homeowner for this letter. Then at 45 days late there is a second late fee of \$35 and a letter that is sent as a second reminder that you owe two months assessments, plus two late fees, plus letter fees. There is a \$50 charge for this second letter. If you have not made arrangements to pay what is owed by 60 days, the delinquent account is turned over to the association attorney. The attorney will do an ownership search and send you a letter giving you a final 30 days to pay your account, after which a court date will be set. You will be assessed an additional \$160:00 for this service. This total of \$350 is additional Expenses up to this point-plus the unpaid assessment.

**Adjourn Meeting:**

Motion was made by Joyce Harvey to adjourn the meeting

Seconded by Linda Jarrett

The meeting was adjourned at 8:00

**Homeowners Participation was held for 20 minutes**