

Midway Ranches Property Owners Association
MINUTES – REGULAR BOARD OF DIRECTORS MEETING
November 9, 2010

1. Meeting Called to Order:

At 6:05 P.M. meeting was called to order by President Jack Arrington.

Attendance: Board Members Jack Arrington, Arlen Mathies and Al Aldecocea

2. Fire District Progress Update:

The election hasn't been made official, but according to the preliminary counts, the fire district should pass. Once the district is approved, the new fire board will need to meet. Al has created an agenda for the first meeting. We have a tentative date of April 1st to remove the \$7 fire district fee from the property owners invoices.

3. Governing Document Review:

In October, Jack, Al and Arlen met with Steve Lebel to determine the best approach to getting new policies and procedures created to supplement our current covenants and by-laws. We were presented with 2 different approaches (simple or detailed) to discuss at our next board meeting and see which one would be the best fit for the association. The board agreed that the detailed version will require more involvement from them in setting up a more structured method of doing business, but is the best choice for maintaining our association and necessary for the betterment of our community. A motion was made by Arlen to select the more detailed approach and have Mr. Lebel proceed with creating the necessary documents. The motion was seconded by Al and passed.

4. Book Keeping Review:

As an ongoing effort to understand the complexities of the associations financials, Al volunteered to meet with our book keeper. He will contact her to setup a meeting and report back to the board. The board wants to become more involved in the accounting practices of the association and be more aware of our account balances to better prepare for the costs of running the association, future maintenance and emergency reserves.

5. Meeting Adjourned:

Motion made by Al Aldecocea to adjourn, 2nd by Arlen Mathies. Meeting was adjourned at 7:07 P.M.

Respectively submitted,

Arlen Mathies, Vice-President