

**Telegraph Landing
Board of Directors Meeting
Monday, April 9, 2007**

DRAFT MINUTES

BOARD MEMBERS PRESENT: President: Nancy Spero
Vice President: Morton Beebe
Secretary: Marilyn Nichols

BOARD MEMBERS ABSENT: Member-at-large: Karen Keese
Treasurer: Barry Shiller

INSPECTOR OF ELECTIONS: Linnea Juarez
CONDOMINIUM FINANCIAL MANAGEMENT

PROPERTY MANAGER: Lori Eppstein
CITISCAPE
Mark Moreno
CITISCAPE

1. CALL MEETING TO ORDER & ESTABLISH A QUORUM

- President Nancy Spero called the meeting to order at 7:35 PM and announced that there was a quorum of directors present.
- Inspector of Elections Linnea Juarez set up the ballot-counting station and with the assistance of CitiScape Manager Mark Moreno began the ballot counting for the proposed By-laws and CC&R's amendments.
- Vice President Mort Beebe suggested having refreshments and snacks at the Board of Directors Election in May while the ballots are counted.
- For the By-laws amendment, the ballot proposal passed 88 to 15. This met the quorum requirements of the Association, which is 97 member votes.
- The CC&Rs amendment was voted 91 in support and 12 against, but the ballot proposal did not pass since 97 yes votes were required to pass (a different standard is needed to pass the By-laws than the CC&Rs).
- The Board set a special meeting date for the counting of Director Ballots for the Board election at 6:30 p.m. Monday, May 14, 2007 and cancelled the May 7 meeting, which was originally scheduled for this purpose. The change of date was necessitated by the fact that the Inspector of Elections will not be mailing the election ballots until the week of April 9, 2007. The law requires at least 30 days to pass after mailing before the ballots can be counted.

- A motion was made and carried to adjourn the meeting at 8:30 p.m.

Respectfully submitted by CitiScape Management:

Approved by the Board

Date approved by the Board