

**Telegraph Landing
Board of Directors Executive Session Meeting
Tuesday, May 27th, 2008
Minutes**

Board Members Present: President: Kevin Gross
Vice President: Karen Hartquist
Treasurer: Kathy Barnes
Secretary: Jasper Schad

Board Members Absent: Assistant Treasurer: Patricia Johnson

Property Manager: Mark Moreno – CitiScape Property Management

1. CALL MEETING TO ORDER & ESTABLISH A QUORUM

- Board President Kevin Gross called the meeting to order at 8:40 PM and pronounced that there was a quorum present.

2. MEETING AGENDA

- President Kevin Gross explained the purpose of the meeting - two homeowners have been summoned before the board for a rules violation hearing.

3. DELINQUENT ASSESSMENT HEARING

- Property Manager Mark Moreno recited the facts involving the Homeowner's delinquent February special assessment payment that subsequently led to a late fee penalty of \$560, that was now being appealed.
- The Homeowners explained that they did not realize the assessment due date had approached (as they were traveling during the month of February) and that the penalty fee was so high.
- Board member pointed out that according to accounting records, the Homeowners had been delinquent 3 times over the past three years with their HOA dues.
- Another Board member reiterated the fact that the payment is due on the 1st of the month, and that a 15-day grace period is automatically extended to delinquent Homeowners. The Homeowners' payment was not received until February 19th.

4. USE RESTRICTIONS HEARING

- Property Manager recited the facts involving the violation of the Association's use restrictions rules by the attendant Homeowner; 4 excessive noise violation warnings issued by management over the course of the last three months.
- Homeowner explained that the 4 incidents involved their children screaming over a short duration of time. None of the incidents in question involved adults fighting or parties taking place during quiet time hours.
- Board member asked Property Manager if any other additional security reports existed concerning these incidents, and to what extent did security interact with the homeowners during these incidents.
- Property Manager responded that no additional security reports existed concerning the excessive noise complaints, and that security could verify all of the complaints issued.
- Board member expressed the need of all residents with children to emphasize community responsibility.

5. BOARD DELIBERATIONS

- Homeowners are excused from proceedings so that the board may deliberate both cases.
- There being no further business before the board, the meeting was adjourned at 9:30 PM.

Respectfully submitted by CitiScape Management

Approved by the Board

Date approved by the Board