

**MINUTES OF THE MARWOOD CIRCLE
BOARD OF DIRECTORS MEETING
April 2, 2007**

Board Members Present: Steve Walker, Shari Adams, and Lacy Procopenko

Also Present: Karin Whitney of Eugene Burger Management Corporation

A quorum was established and the meeting was called to order at 5:45 pm.

MINUTES:

The Board reviewed and approved meeting minutes:

- January 16, 2007 Board of Directors Meeting
- The Board requested that management email electronic version of approved minutes to Steve.

HOMEOWNERS CONCERNS & CORRESPONDENCE:

Unit #1724 – Unit owner called management with requests that the Association replace garage light and requests landscape improvement / shrubs pruned in front courtyard area.

Unit #[intentionally omitted] – Unit owner request to be discussed in Finance section.

OLD BUSINESS:

Unit 1788 – Management to follow up with accounting to clarify that Mae Mounkes has repaid the Association, in the amount of \$465.00 for the work performed by Tom Olson to secure the property after the break-in.

Gutter Screens & Cleaning - The Board was disappointed that the vendor who cleaned the gutters left mud at entrance of Shari's unit and left some residue of mud caked onto hose. At #1750 a small piece of wood on top of the west side of the fence, to the right of the gate, was broken. Believed to be broken by vendor. Board requests that vendor repair these two fence boards.

Landscaping – The Board has approve landscape contractor Greg Gill's proposal. Management will check with Greg to turn on the irrigation.

Siding / Painting - The Board again requested siding repair and painting proposals for Units 1792 – 1754, 1780 - 1784, and 1770. Shari brought information from Mark Gustely, Contractor, at 481-2796. Management will request estimate from Gustely and Urban Brothers.

NEW BUSINESS:

Community Garbage Dumpster – Management to order dumpster for the week of June 22nd through the 29th. Notice will be included with the Year End Review mailing.

Architectural Procedures – By review of the annual disclosures to homeowners, the Board determined that Architectural Procedures have not been established. EBMC will provide electronic examples from other similar associations for the Board's consideration. Lacy will review examples and write procedural documents for the Association.

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Satellite Dish Requirements - EBMC will provide electronic examples from other similar associations for the Board's consideration. Steve will review examples and write requirement documents for the Association.

Fence Repair Proposals – The Board reviewed one proposal and will make determination once other proposals have been received.

FINANCIAL:

The Board has requested to table approval of the December 2006 financials to the next Board of Directors Meeting. The Board has approved the January 2007 & February 2007 financials.

Board signatures are needed on the Corporation Authorization Form for the CD.

The board requests that the marwoodcircle.com magnets be sent out with the 2006 Year End Review.

The Board approves reimbursement for HOA expenditures to Steve Walker.

The Board will approve the Year End Review before April 21, 2007. Management will email Year End Review accompanying letter to Steve for approval.

The Board requests that management clarify with Pro-Solutions the delinquency charges with homeowner referral, in particular explaining the \$100.00 charge. Also, clarify with Pro-Solutions what the amounts represent and a breakdown of charges to the homeowner. Clarify if Pro-Solutions is to send communication to resident in regard to waiving fees. The Board approves waiver of fees and interest for parcel #[undisclosed]. The Board requests an update on parcel #[undisclosed] – which had a February 6, 2007 deadline (judicial vs. non-judicial foreclosure) and what was the result. What is the response from parcel [undisclosed]?

The Board requests that any Prepaid Income Liability be moved to Misc. Income.

NEXT MEETING DATE

The next meeting will be held on June 19, 2007 at 5:30 p.m.

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Karin Whitney
Property Supervisor