

Minutes of Men's Coffee Group October 11, 2011

First subject was Tree Repair involving damage to sidewalks from root growth of Oak Trees. Please refer to Minutes of Meeting from September 21, 2011.

Discussion of weapons firing at Gun Club was reported once again. It was mentioned that if firing is heard, it should be reported to Sheriff's sub-station for more rapid response.

"Bonita East Home Owners Association" will be holding a meeting at our Town Center on November 3rd at 2:00pm. Officials will be reporting on the Gun Range and other important issues.

Questions involving the turn-over from Pulte to our H.O.A. was discussed briefly. It was mentioned that a Liaison or Transfer Committee would be formed. Private Parties i.e. Accountants, Engineers, etc., would need to be hired to research our physical needs and financial condition prior to turn over.

It was suggested that Pulte create two more Board Member Seats to be occupied by Home Owners prior to transfer.

Kathryn clarified some of the Account information for us. We have three Accounts:

1. Operating Account – pays for all Scheduled Repairs and Maintenance – January 1 to December 31st.
2. Reserve Account – Deferred Maintenance or Maintenance Not Annually Scheduled – i.e. Pool Acid Cleaning, Car Wash Repair (caused by lightening), Painting of Town Center, etc.
3. Capital Account – to be used for Major Improvements or Repairs throughout Village Walk, such as – roof repair, roads, sidewalks, etc.

Kathryn discussed the significance of Article 9 in our docs. We will be voting on this issue at a Special Meeting to be held at the Town Center on November 1st. As of now, only First-Time Buyers (homes purchased from Pulte) pays \$1,000 into the Capital Fund at time of Purchase. The Proposed Amendment would call for all Second-Time Purchases, i.e., private sales, short sales, foreclosures, or bank sales to pay \$1,000 into Fund. This may very well help us avoid Assessments in the future, and is an accepted way (many communities use this method) to fund the Capital Account.

Kathryn also mentioned that all Village Walk Contracts go out for Bid at term end. This was in response to the question posed at our last meeting regarding the Landscape (Mainscape) Contract.