



**Players Crossing at Plum Creek Villages
Board of Directors Meeting
December 11, 2009**

- I. **Call to Order** – A meeting of the Board of Directors of the Players Crossing at Plum Creek Villages was called to order on Monday, December 11, 2009 by Boyd Gordon, President of the Association at 2:40 PM. Other members of the Board in attendance included Dave Littler and Bill Esslinger. Sue Daigle, Managing Agent for the Association, was also in attendance. The meeting was held at the offices of TMMC Property Management.

- II. **Association Business** – The following business was transacted:
 - A. **Reserve Analysis** – Boyd Gordon presented the updated cash analysis and recommendations for funding levels for reserve items. Selected items were amended to more accurately reflect current cash on hand and funds in savings. It was the consensus of the Board to provide this information with the presentation of the 2010 budget.

 - B. **Financial Statements** – The financial statements for the period ending November 30, 2009 were reviewed. It was noted that the operating account had a balance of \$5,818.80 and the reserve account had a balance of \$29,472.11. Total account receivable as of month-end was \$520. Overall, expenses were within budget with the exception of landscaping items which was due to higher than anticipated snow removal costs, irrigation repairs, the addition of the perennial plants and improvements to the common areas.

 - C. **Annual Meeting** – It was the consensus of the Board to hold the Annual Meeting during the third week of January. Room availability at the library will be checked and if not available a room will be reserved at MedVed Chevy. Discussion was held on possible Board candidates for the coming year as Boyd's term of office will end at the Annual Meeting.

 - D. **Community Wide Standards** – The Board agreed to develop some community standards or rules and regulations with an emphasis on landscaping parameters. It is the goal of the Board to have these rules in place for the 2010 landscape season.

 - E. **Management Contract** – Dave Littler moved to approve the management contract with TMMC Property Management for 2010 at a monthly management fee of \$653, which is a 3% increase over the prior year; Bill Esslinger seconded. Motion carried unanimously.

 - F. **CEM Lake Contract** – Bill Esslinger moved to approve the CEM Lake contract with an annual fee of \$1,680, which is \$80 higher than 2009; Dave Littler seconded. Motion carried unanimously.

 - G. **Emerald Isle Contract** – Dave Littler moved to approve the 2010 Landscape Contract with Emerald Isle at an annual fee of \$3,186.82 ; Bill Esslinger seconded. Motion carried unanimously.

- III. **Adjournment** – With no further business to address at this time, the meeting adjourned at 3:30 PM.