

THE VILLAS OF WEST PARK VILLAGE
BOARD OF DIRECTORS MEETING
April 6, 2004

1. Establish Quorum

Carlos Quiros, Gayle Santone, John Ligonis, William Morrison and Richard Johnson were present. Denise Schek of Greenacre Properties, Inc was also present. Quorum was established and the meeting was called to order at 7:00 pm.

2. Minutes

On motion: Duly made by Gayle Santone and seconded by John Ligonis. Passed unanimously:

Resolve: To approve the February 12, minutes.

3. President's Report

The painting status report will be presented at the July 2004 meeting. Three bids will be solicited for Board consideration. The painting sequence will begin in November 2004.

An informal meeting was held with the President and owner of Raymow where a number of items were discussed

The 92 villas were walked with Raymow representatives to ascertain the scope of landscape enhancement. Raymow submitted a proposal for the Board's consideration.

On motion: Duly made by John Ligonis and seconded by Richard Johnson. Passed unanimously.

Resolve: To accept and ratify the proposal made by Raymow for landscape enhancement to fifty-four (54) units in an amount not to exceed \$5,850.00.

Denise Sheck was requested to submit the proposed landscape enhancement to the WCA for its approval.

4. Treasurer's Report

The financial report for the quarter ending March 31, 2004 was presented and discussed in detail, including a suggestion that the Board determine the feasibility of obtaining a higher yield on the Association's reserve funds. John Ligonis, Treasurer and William Morrison were instructed to review this matter and report back to the Board at the next meeting.

5. Property Manager Report

The requirement of the Board having a current certificate of insurance for each Villa was discussed, as the Property Manager is having difficulty with some owners being forthcoming with the certificates. Ms. Schek was instructed to pursue the matter and report back to the Board.

The aging of the accounts receivables were discussed.

A letter addressed to the Association by Raymow concerning the condition of two laws in Parley Drive and a proposal to remedy the situation was discussed. Carlos Quiros did not participate.

On motion: Duly made by Gayle Santone and seconded by Bill Morrison. Passed with four votes in the affirmative and with Quiros abstaining.

Resolve: To table the proposed remedy until further analysis.

6. Adjournment

On motion: Duly made by Richard Johnson and seconded by Bill Morriuson. Passed unanimously.

Resolved: To adjourn the meeting at 9:00PM

Submitted by:

Approved by:

William J. Morrison
Secretary

Carlos S. Quiros
President