

**ST. THOMAS SQUARE MASTER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES OF JULY 18, 2015**

Call to Order: The meeting was called to order by Mr. Myers at 9:04 a.m. As Mr. Myers was present via telephone, he passed the running of the meeting to Mr. Luther.

Calling of the Roll: Present in person: Bill Luther, Mike Delf and Jim Schmidt. Allen Myers and Sean Hoover were present via telephone.

Approval of Past Minutes: Mr. Delf made a motion to approve the minutes of April 18, 2015. Mr. Luther seconded. **Motion carried unanimously.**

Financial Report: Mr. Schmidt reviewed the most recent financials. An area of concern was the over budget amounts for trash. Ms. Blue explained the budget did not account for extra dumps during season, as well as the cleanup project in February. This item will continue to be over budget.

Officer Reports no reports at this time.

Committee Reports

Landscaping Mr. Delf reported the change to Valley Crest has not yielded the results desired. The Landscaping Committee will send out for bids for a new vendor.

Financial Oversight: Mr. Myers commented he has been reviewing the bank reconciliations and keeping tabs, assuring that our cash assets are maintained appropriately.

Manager's Report Ms. Blue announced another change in Maintenance, Bill Bishop started on 7/13. Ms. Blue requested a change in policy to require pool bands per person instead of per unit. The Board agreed to have Ms. Blue update the Rules and submit them for Board approval via email and then send out a 30-day notice for Rule changes. Ms. Blue also announced the boat parking area will be re-stripped and continued to be monitored for any issues.

Old Business

WiFi proposal: Mr. Carter from Network Communications presented their proposal for property-wide WiFi service at \$8.99 per unit that would be rolled into condo fees. Mr. Delf will head a committee to perform due diligence on the company and the service before making a recommendation to the Plaza/Villas for implementation.

Entrance Drive Gate: Due to the late submission of bids as well as the vast difference in pricing, Ms. Blue will obtain clarifications of the bids so that they are all representative of the same equipment. Once in hand, Ms. Blue will submit to the Board and a special meeting will be held (if required) to move forward.

Hot Tub: Mr. Myers explained the hot tub issue was decided upon by the Board in place at the time the hot tub was in disrepair and then filled. The current Board will not address the issue further, as it has been on the agendas numerous times.

New Business

Vacasa Signage Request: Motion: Mr. Schmidt moved to accept all of the Vacasa sign changes except for the sign at the north Joan Avenue entrance. Mr. Luther seconded the motion. **Motion carried unanimously.** The Board discussed having the smaller sign either removed or to change the sign to read "St. Thomas Square". Mr. Hoover will consider that proposal.

1305B Fee Adjustment Request: Motion: Mr. Luther moved to reduce the total amount owed by unit 1305B by 10% if the balance is paid by August 1, 2015. Mr. Delf seconded the motion. **Motion carried unanimously.** Mr. Hoover stated the Plaza would match that offer.

Pooled Reserves: Motion: Mr. Schmidt moved to place pooled reserves in the Annual Meeting voting packet and encourage the Plaza/Villas to follow suit. Mr. Delf seconded the motion. **Motion carried unanimously.**

Budget Workshop Dates: Ms. Blue will have preliminary budgets prepared by August 3, 2015. The MOA Board will meet for a Budget Workshop on August 12, 2015 at 9:00 a.m.

Adjournment As there was no further business before the Board; Mr. Delf made a motion to adjourn. Mr. Schmidt seconded the motion. The meeting was adjourned at 10:09 a.m.

**Respectfully submitted,
Lorie Blue, CAM**