SPECIAL
BOARD OF DIRECTORS MEETING

DECEMBER 22, 2005

MINUTES

I. CALL TO ORDER: *Meeting called to order at 7:04 pm*

II. VERIFICATION OF a QUORUM: *Quorum was met with the presence of Rick Nowell, Alan Witzer and John Constantine. Kathy Kulinski was out of state.*

III. NEW BUSINESS

- **MOTION and VOTE ON NEW BOARD MEMBER:** ***Motion made*** *to elect Al Tobey to the Board for the remainder of Jim Houlahan's term. Motion seconded and carried.*

- **DISCUSSION ON CHECK SIGNING AUTHORITY FOR OFFICE MANAGER, WILL NEED MOTION and VOTE.** ***Motion made*** *that Patty LaBrie, Office Manager, be allowed to disburse in the amount up to and including $1,000 without a co-signer on a check for both accounts. Motion seconded and carried.*

- ***Motion made*** *that Alan Witzer will give up being the Tatum Ranch Board Treasurer and turn it over to Al Tobey for the remainder of his tenure. Motion seconded and carried.*

- **RESIGNATION OF COMMUNITY MANAGER:** *Board discussed keeping the present staff versus going to an outside management company. Al Tobey wanted to go on record to consider a title change from Community Manager to Association Administrator. Discussion on Community Manager job description/duties to be carried over to the January Board Meeting.*

- **LUGO WALL:** *Board President suggested all Board members take a look at the wall and the governing documents and be prepared to resolve this issue at the January 06 Board meeting.*

- **APARTMENT CONVERSION INTO CONDOS:** *Board needs written confirmation from Terra Vista and Azure Creek Apartments that they will assume all legal costs that the Association incurs to make the conversion happen.*

IV. ADJOURNMENT: ***Motion made*** *to adjourn meeting at 8:42 pm. Motion seconded and carried.*

APPROVED BY: _____ **_____**
Board President **Date**

APPROVED BY: _____ **_____**
Board Secretary **Date**