

Date: July 14, 2011  
Time: 7:00 p.m.  
Place: Neils Place

Board Members Present  
Neils Knudsen  
Nancy Webb  
Tom Worthington

Reviewed how financials will be presented at the meeting.  
Need to compare and review budget versus actuals and start working on the budget for 2012.  
Discussed the reserve analysis that was conducted previously and the legal requirements to have another one performed by July of 2012.  
It was agreed that Board meetings will be open to the community and conducted as follows:

- First fifteen minutes will be for community comments or input.
- Board agenda items will then be discussed among the Board until a consensus is reached unless items require further investigation.
- Tom will present the financials, income statement, budget variance, revenue versus expenses, the Board will review and discuss.

The Board will ask the community if they have any additional questions or comments and then go into a closed working session to discuss delinquent accounts and status all pending legal issues.

Discuss consolidating legal issues to one attorney. (Brian is this possible)?

Neils reported the current status of removing digis equipment from the pool house so the Board can use the space to maintain community records in one place.

Neils reported on several sprinkler repairs and discussed hiring a Wyngate community member to work as a part time position.

Discussed Board members Terms, Tom will create a chart showing current terms and when they expire.

Discussed when to hold the annual meeting (terms, fiscal year, and voting).