Myakka Valley Ranches Improvement Association

Board Minutes, February 14, 2011

David Hodgkinson, President, called the meeting to order and declared a quorum.

Board members present: Deb Houston, Vice President, Jackie Vizzi, Vivian Zabik,

Cynthia Pepper, Trudi Lawrenz, Richard Johnson, Keith Bradley, and Stan Dacar.

Absent: Susan Welden and Gary James.

Introductions are made.

Guests: 5

Minutes: David asks for someone to move to approve January 2011 minutes,

Richard moves, Deb seconds, all approve.

Residents' Questions: none

REPORTS

1. Finance: see attached report

a) Vivian moves to approve the January 2011 Financial Report, Richard

seconds. All approve.

b) David reminds Committees with contracts that the 2011-2012 Finance

Committee needs the funding amount.

c) Trudi asks about the $30.00 item to Clerk of Courts in the Operating

account. Rosemarie explains these are for three liens that were filed in

January. Discussion on process for approval of placing liens ensues.

Keith moves that the Board will be required to vote and approve any

legal action taken on behalf of the Association. Trudi seconds, all

approve.

The Board will be updated by email the properties involved in the lien process.

d) David reads a summary of legal advice about a mortgage foreclosure on lot

#225E. Attorney recommends going to trial to advance the case. Potential cost

$1,000.00 to reach a settlement agreement. Recovery is approximately

$2,600.00.

Vivian moves to proceed as advised by attorney, Stan seconds. Verbal

vote; 7 yes, 1 no.

2. Disaster Planning Committee:

 Board notes a wildfire computer exercise is scheduled for March.

3. Roads Committee: Road Plan is posted on web site

Recommendation: that the "draft" Roads Plan is made available in full

on the web site for comment by residents, with a reference in Trails n

Tales. David moves the recommendation, Richard seconds, all approve.

4. Saddle Trails Committee:

a) Saddle trail survey was sent to Board members last month. Saddle Trail

maintenance will continue through Feb and March.

b) Board notes and thanks Bill and Liz Still lot #237 for giving MVRIA

a documented saddle trail easement that will connect Prairie Junction to the

saddle trail behind their property.

5. Security Committee: Security Report is posted online, see Feb. agenda

 a) Trudi moves to drop the phone tip line, Keith seconds, all approve.

b) Trudi moves that the construction of the concrete/post addition to

the barrier at the Community Park be approved and work begins, Deb

second. All approve.

Keith questions access for emergency vehicles to the Community Park. Stan

comments that in an emergency the vehicles are such that they can go

through the barrier constructed.

c) David moves to spend up to $100.00 for signs at the Community

Parks, signs to cite the applicable statutes, Deb seconds. All agree.

Trudi and Coie Townsend, Security Committee members, will give

the information to John Kolb.

d) Finance Committee will take into account the costs for the

recommendation of patrols and camera costs in the budget.

6. Deed Restrictions Committee: no report

7. Construction:

A building review application is received at the Board meeting for lot # 132.

Keith reviews the plans.

Jackie moves to approve the plans for construction on lot #132 as

the setbacks are acceptable as shown on the plans. Keith seconds,

all agree.

8. Complaints: none

9. Reported problems:

 (a) Vivian moves to ask Carl Ammeson, electrical contractor, to

check the ground lights at MVRIA entrance at Clark Rd.

 (b) A structure is being erected on lot #160 within the deed restricted

setback as required in MVRIA documents. Stan volunteers to look at

the structure and report next month.

10. Nominations for Board:

There are three volunteers for the Director's ballot. Vivian Zabik, Deb Houston

and Jim Holthaus.

11. Budget:

Finance Committee 2011-2012 volunteers are Jackie Vizzi, David Hodgkinson,

Vivian Zabik, and Rosemarie Monella - Treasurer. David requests all contract

budget items be given to the Treasurer by 2/28/11.

12. Trails n Tales:

Topics for newsletter to include; suspicious activity and trespassing by

several different solicitors, and volunteers for Board of Directors.

13. Legal Update:

Board of Directors commences a closed confidential session with attorney.