Myakka Valley Ranches Improvement Association

Board Minutes, January 10, 2011

David Hodgkinson, President, called the meeting to order and declared a quorum. Board members present: Deb Houston, Jackie Vizzi, Gary James, Vivian Zabik, Trudi Lawrenz, Richard Johnson, and Stan Dacar. Absent with apologies: Keith Bradley, Susan Welden and Cynthia Pepper. Introductions are made.

Guests: 3

Minutes: David ask for approval of December 2010 minutes, all approve.

Residents’ Questions: none

REPORTS

1. Finance: see attached report

Richard move to approve the December Financial Report, Jackie second, all agree.

a) Rosemarie, Treasurer, informed the Board that after having sent notice of impending legal action to property owners who have not paid their dues two properties - lot #35 and #100 - were given to attorney to file liens. Trudi requested an updated summary of all members who owe money and the amount owed, for February meeting.

b) Property at the end of Vanderipe Rd. where the road originally connected to Old Ranch Rd. is for sale. Legal advice is required to find out if this lot sells could the estoppels process make it possible to re-claim this section as community easement/roadway. There is also a saddle trail involved (Creek Trail).

David move to ask attorney for advice regarding this matter, Deb second, all agree.

Trudi will provide details to David who will write a letter to the attorney.

c) David announced the February Board meeting will commence 2011 Budget preparation. All committee chairs need to consider their funding for 2011 so the Operating and Reserve budgets can be drafted.

2. Disaster Planning Committee: no report

3. Roads Committee: no report

4. Saddle Trails: no report

 Board notes the Saddle Trail survey is almost complete.

5. Security Committee: no report

6. Deed Restrictions Committee: no report

7. Construction applications: none

8. Complaints: none

9. Park Security:

Board notes the posts at the Community Park have been re-secured. While being re-installed the contractor was threatened by a group in a truck saying they will tear down the posts again.

Jackie move to refer this matter to the Security Committee, Stan second, all agree.

Jackie suggested the Security Committee also look into new signs at the community Park and what they should state.

10. Directors:

Deb Houston, and Vivian Zabik will be on the Directors election ballot for 2011-2013.

11. Annual Meeting:

David move to set the date and time for Members Annual Meeting on Sunday April 3 at 2:00 pm at the Fire Station, Richard seconds, all agree.

12. Progress on achieving objectives: see attached report

Recommendation: David move that the Board and its appropriate Committees focus on achieving the outstanding objectives set out in the Summary report, Richard seconds, all agree.

Trudi updates the Board about the Tip Line, see #6 on Objectives Report; Tip Line is still not being used by the members. Verizon access updates for the phone have not been set making the phone ineffective at this time. Phone plan costs $39.00 per month; discontinuing the service should be considered. Jackie updates #10, existing saddle trail to re-open. David comments the Deed Restriction Committee is directed to review Association documents, see #20.

13. Term Contracts:

 David requests Committees requiring contract services to notify him of any changes to their specification or items in their contract documents by the end of January. Board notes David’s request.

13. Trails N’Tales:

Topics for President’s Message; volunteers needed for two year term openings on Board of Directors, also, information about the Dept. of Environmental Protection jurisdiction that regulates the type of activity allowed on protected lands in the Community Park.

14. Legal Update: no report

Richard move to adjourn the meeting, Jackie second, all agree 7:34PM