Myakka Valley Ranches Improvement Association

Board Minutes

November 8, 2010

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

 Guests: 6

Minutes: David asks someone make a motion to approve the October minutes. Cynthia move to accept the October minutes, Jackie seconds, all approve.

Residents’ Questions

Andy Behn asked about the process of clearing out old Association files. David responds MVRIA objective is to keep all records; Board minutes, official financial statements, and legal documents as long as possible, in excess of state law. However, peripheral files/records will be kept according to state statute – 7 years.

REPORTS

1. Finance - Report attached

 Deb move to approve Oct. Financial report, Vivian second.

Financial report was questioned about a) no invoice is listed for signage, b) dues received in 2010 and listed in Operating Account should be separated accordingly; a total for 2009 late payment dues, and a total for dues received for current year, 2010.

Rosemarie will contact John Kolb about invoicing MVRIA for his work on signs.

 All approve Oct financial report.

2. Disaster Planning Committee

Vivian Zabik reported there are currently 25 radios total, (which include 9 radios for CERT, and 11 for Captains).

Vivian move the Board approve purchase of 2 radios for Medical, 1 for Disaster Committee Chairperson, 1 for DART (2 sets of radios), 12 chargers, and 4 voice recorders for CERT, and tarps. Total cost not to exceed $500.00. Funding for equipment from Reserve/non road account - Disaster Preparedness budget. Cynthia seconds, all approve.

3. Road Committee

The Board notes current road repair works on Myakka Valley Trail by Vanderipe Road are practically completed. This completes the approved program for the year. There are no further expenditures planned.

4. Saddle Trail Committee – no report

5. Security Committee – no report

6. Deed Restrictions Committee – no report

Next meeting will be held after the first of next year.

7. Construction applications – None

8. Complaints

Trudi has been updating the Board about complaints about Lot #48S .

Two weeks ago the County filed a Notice to Lien of Property to the bank. Bank eviction of previous owner is next move. Trudi passed out current photos of property to Board depicting the complaints; metal roofs removed on barns, lanai screen removed, weed growth and insects, poaching and trespassing on Hi Hat Ranch.

Deb move that the Association write a letter to bank advising in 30 days the Association will mow the easement and bill for it. Vivian second, all approve.

Trudi will advise the complainants of Board’s actions.

9. Costs of password protection of the wiki site

Victor reports: He is now looking at another web service that offers password protection. They have a free version with ads. He is experimenting now to see if he can have password protection for free. (Require login to view-only). Otherwise it will cost: 5.00/month- for 5 year sign-up with no ads. Or 8.25/month for 1 year without ads.

 Vivian move the Board pursues this option, Deb seconds, all agree.

10. Trails N’Tales

Board confirms Lynn Reid as TN’T editor. Next T N’T issue will include easement upkeep and overhanging trees.

11. Legal Update – no report

Deb move to adjourn the meeting at 7:48 PM, Keith seconds, all agree.