

**SANCTUARY CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING – January 19, 2012**

**Members Present:** Stan Hill, Jim Hudson (on speaker phone), Art Miller, Bob Williams, Sally Worthington

**Mulloy Representative:** Lisa Thieneman

**Logan Lavelle Hunt Representative:** **Stephen Strong, CIC**

The meeting was opened at 3:01PM by hostess Sally Worthington  
The minutes of the November was accepted as read.

**Insurance Report:**

Steve Strong presented the board with a 3 Year Summary Report of the insurance package which, will go into effect on February 17, 2012. Logan Lavelee Hunt currently carries the HOA insurance covering the buildings from the unfinished wall covering, including fixtures, out. It has been discovered that the deductible is \$2500 not \$5000 and we can go back and make claims on the irrigation system and the lift station.

Lisa Thieneman has the policy and stated that most associations have gone to \$5000 deductible. Stan asked for a quote upping Employee Disability to \$100,000.

Bob proposed that we accept the contract without the suggested modifications. Proposal 2<sup>nd</sup> by Jim Hudson. All agreed.

**Action Step:** Lisa to get a financial statement to Steve Strong.

**Reports**

**Financial Report:**

Art presented the year-end financial report which included the following:

Regular checking account - \$800 deficit

Reserve has approximately \$107,000 plus the \$5000 borrowed

Year-to-Date Deficit - \$22,503.03 plus \$5000 owed to the reserve account

Insurance claims on the irrigation system struck by lightning and expenses on the lift station will be filed.

**Action Step:** Lisa to get all the Greenscapes irrigation invoices to Art.

Water usage is down. About \$1000 in taxes subject to refund.

**Grounds Report:** No report.

**Secretary's Report:** Sally is putting updated directory information, including emergency contact information, on the data base from Mulloy. This information will be e-mailed to the BOD when it is completed.

**Mulloy:**

Lisa presented the call log for the month of December which did not include any new roof issues.

**Action Step:** Lisa to check the master deed about responsibility for window replacement re: Montgomery's inquiry about seal on dining room palladium window.

**President's Report:**

Bob reported that Westerman's attorney says will have an agreement by tomorrow January 26. Our attorney still does not have a copy the final agreement.

**Old Business:** Reevaluate the need for a generator in March.

**New Business:** Sally presented a sketch of a patio addition to 10510. The addition was approved; Lisa wants a picture of the completed patio.

Meeting Adjourned at 4:30PM.

Next Meeting: March 15 at 3:00PM at Stan Hill's.

Respectfully Submitted.

Sally Worthington