

COUNTRY ROADS RV VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

November 8, 2011

Regular Session

Minutes of the Meeting of the Board of Directors

In Attendance:

Iris Briscoe-President

Jim LaFrenaye-Vice President

Terry Meagher-Director

Art Fuller-Secretary

Irv Stern-Director

Karen Kuiper-Treasurer

Mark Nissell-Director

Also in Attendance:

Melissa Wood-Community Manager, City Property Management Co.

Armando Jones-Activities Director

Michael Ginsburg, CPA

Call to Order

There being a quorum present, the meeting was called to order at 9:00 a.m. by Iris Briscoe.

Approval of Minutes:

Mark Nissell made a motion, seconded by Karen Kuiper, that the following resolution be adopted: RESOLVED that the meeting's minutes of the Board of Directors held on October 18, 2011 are true and an accurate record of the meeting and are hereby approved.

The motion was carried and the resolution adopted by a unanimous vote.

Manager's Report:

Melissa Wood read her report.

Treasurer's Report:

Iris Briscoe reported that the October statement was not yet ready and that the September financial was reviewed at the meeting in October.

Activities' Report:

Armando Jones read his report.

Marge Moynahan provided the Building Fund Report.

ACC Report:

Irv Stern made a motion, seconded by Mark Nissel to appoint David Bayley to the ACC. Passed Unanimously.

Michael Ginsburg, CPA of Ginsburg & Dwaileebe CPAS LLP introduced himself. He noted that his firm services only homeowner's associations and in 2010 prepared the tax returns for over 700 communities. He stated that his firm had prepared the Country Roads RV Village 2010 Annual Review and as part of his services and included in his fees, he would personally visit the client's property and address all questions.

He then stated that all of the individual clubs are part of the Country Roads RV Village Property Owners Association and as such needed to disclose all financial information on the monthly financial statements. He suggested the Clubs consider having a Board member as a signer on the bank accounts in the event of an emergency.

He added that Bingo must also be reported on the monthly financial and must be reported on the Federal Tax Return.

Mr. Ginsburg addressed the borrowing of funds from the Reserve account and he recommended that the recent approval of the installation of the sewer meter be a Reserve Expense, capitalized and not borrowed and repaid. He addressed charging interest should any borrowing of funds occur and stated that while there were no court cases regarding paying interest on internal loans and in his opinion interest could not be charged as it is not an arm's length transaction within the same organization.

Mr. Ginsburg then addressed depreciation. He noted that there was no reason to depreciate items within homeowners associations and stated that associations were only taxed on non membership income like interest income. He strongly urged the Board of Directors to consider writing off the depreciation items over a period of time as there is no need to depreciate with a reserve study on file.

He added that depreciation was a non cash item and therefore should not be reflected as an expense.

Building Fund

Karen Kuiper moved to accept the Building Fund Charter as amended March 2011. Irv Stern seconded and discussion ensued. Mr. Ginsburg was questioned on any tax consequence. Mr. Ginsburg explained that the funds would not be taxed should they be spent within Country Roads and he asked the community to consider combining the Building Fund Committee's income with the Association Reserves.

The motion to adopt the amended Building Fund Charter was carried and the resolution adopted by a unanimous vote.

Street Lighting

The need for additional Street Lighting was discussed. Iris Briscoe and Mark Nissell volunteered to make recommendations on placement and obtain Owner input.

Street Name Signs

The need to replace all Street name Signs was discussed. It was suggested that the old signs be auctioned to the Residents.

Karen Kuiper moved to contract with Yuma Signs to fabricate all of the street name signs in a High Intensity Prismatic Reflective Sheeting with a 10 year warranty for a cost of \$7,130.00 plus tax to be paid from Reserves. Terry Meagher seconded the motion. The motion was carried and the resolution adopted by a unanimous vote.

City Property Management Contract

It was noted that the contract renews September 1, 2012. In light of the fact that many of the Board members would not be in the community during that time period, Irv Stern moved to begin renegotiations in February 2012 after the new Board of Directors is seated. The motion was seconded by Jim LaFrenaye. The motion was carried and the resolution adopted by a unanimous vote.

It was suggested that the Rules and Regulations be changed to require replacing all palm trees upon removal and that this matter be an item on the agenda in December.


Owner comments were heard and Donna Sabine of the Bingo Committee offered to pay for the new street name signs with the proceeds from Bingo.

Adjournment

There being no further business to discuss, Irv Stern made a motion, seconded by Jim LaFrenaye, that the meeting be adjourned.

The meeting was adjournment at 11:46 a.m.

Respectfully submitted



Art Fuller, Secretary