

RIVER FOREST PROPERTY OWNER'S ACCOCIATION
BOARD OF DIRECTORS

October 16, 2007

MINUTES

ATTENDING

ROB PIERCE, PRESIDENT
HERB FLORIS, VICE-PRESIDENT
RAFAEL ZORNOSA, TREASURER
SAL SALIERI, DIRECTOR

1. CALL TO ORDER

The meeting was called to order by Rob Pierce at 6:05 p.m. A quorum was established with 4 directors present.

2. AGENDA

1. Call to order
2. Open to Members for questions or comments on agenda items.
3. Approval of Prior Meeting Minutes
4. Treasures report
5. Property Manager report
6. Old Business
 - a. Policy manual updates
 - b. Governing documents change ballot
 - c. Appointment to bill open board seat.
7. New Business
 - A. Tow letters
 - B. Waiver of fees for settled collections file
 - C. Collection issue review for Lori Moxley
 - D. Policy to send collection files to attorney when they are more than 2 quarters in arrear.
 - E. Appointment of new secretary.

3. MOTIONS

Item: Open to Members for questions or comments on agenda items.

There were no questions or comments for the board.

Item:

Approval of Sept 18, 2007 Meeting minutes.

Motion by Pierce; 2nd by Floris to waive

reading and approve minutes from Sept 18 2007
Floris was appointed to do the minutes for this
months meeting. Motion passed by unanimous
consent.

Item:

Treasures Report

Motion by Pierce, second by Salieri. Motion passed
by unanimous consent.

Zornosa reported that Year to date we are -
\$15,150.94 in arrears and the trend continues.
Primarily due to legal expenses, taxes and increased
property maintenance. Budget process is slow but
they are planning a meeting prior to next board
meeting. We need more volunteers for budget
committee.

Item:

GRS Report.

Motion by Pierce, second by Floris to discuss.
Motion passed by unanimous consent.
Jay reported that the work that he had done with the
property on this month. Still waiting for lake
erosion letters from engineer, Handyman fixed
lights at front gate, potholes were looked at again
and more were repaired, Southpro did a irrigation
inspection and we are getting a quote for
repairs.RV/Boat committee is getting caught up and
we should be good in the next few months.
Working on budget preparation and with Sheila in
regards to grievance committee issues.

OLD BUSINESS

Item: Policy manual updates
Governing documents change ballot

Motion by Floris, second by Pierce to discuss.
Documents passed with approval to be done by
community at our annual meeting.

Item. Appointment to bill board seat

Motion by Pierce, seconded by Salieri to discuss

Bill Snyder accepted the open position of Secretary of the POA. Seat will be until January of 2009.
Motion passed by unanimous consent.

New Business.

Item: Tow letter for items in storage where owner has not responded to correspondence.
Motion by Pierce, seconded by Zornosso to discuss
Letter must be approved by attorney prior to mailing it out. Motion passed with Sal absent in bathroom

Item: Waiver of fees for settled collections file.

Motion by Pierce, seconded by Salieri
Motion passed by unanimous consent.

Item: Policy to send collection files to attorney when they are more than 2 quarters in arrear.

Motion by Pierce, seconded by Zornosso to discuss
It was agreed that this is a good policy.
Motion passed by unanimous consent.

Item: Motion to appoint Bill Snyder secretary.

Motion passed by unanimous consent.

Motion by Pierce, seconded by Floris to Adjourn.
Motion passed.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Herb Floris VPRFPOA