

Variance Hearing and Study Session Agenda
January 12, 2010
2:45 PM at the Club House
Coffee, tea and cookies will be served

Variance Hearing 2:45 PM – Lawrence Conn and Naomi Nachum, 222 South Rhododendron, Lot 26 - Height Variance

1. Owner comments
2. Letter from members dealing with variance
3. Building Committee recommendation

Presentation– 3:00 – 4:00 PM

- A. Presentation by a representative from Desert Air on dehumidification system – Jim Fling
- B. Presentation by a representative from Abacus concerning status of building – Jim Fling

Study Session – 4:00 PM

- C. President’s Comments and Announcements
- D. Letters from Members
- E. Manager’s Comments
- F. Board Items for Discussion and possible inclusion on the Agenda for Thursday’s Board Meeting. Four possible actions: 1) Place on Board Meeting Agendas as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month’s Study Session Agenda; 4) No action or further discussion required.
 1. Discussion of Humidification System and Building - Jim Fling and George Castaneda
 2. Discussion of feasibility of cell tower at Cape George – Thad Bickling
 3. Marina questionnaire Regarding the Future of the Cape George Marina – Charley Boulay
 4. Consider proposal to include antennas under Building Guidelines – Don Lee
 5. Review major projects/activities for current/previous year (This will be included in the Manager’s Report)
 6. Discuss possibility of having a “town hall meeting” – Leanne Ryan and George Castaneda
 7. Discuss legality of “member maintenance of community right of ways” – George Castaneda
 8. Discuss bid to fence in children’s playground to meet insurance requirements – George Castaneda
 9. Discuss proposed revision to Rules and Regulations – Personnel Section II – 4- Evaluations – Kathyne Kent
 10. Update on on-going discussion addressing long range plans for Cape George – Tom Ramsey
 11. Discussion of registering changes to Building Guidelines with Jefferson County – George Castaneda
 12. Consider motion for partial payment to NTI in the amount of \$830.00 for work on the Small Water System Plan
 13. Consider resolution to transfer \$830.00 from Water Reserves to General Investment Account.
- G. Member Participation (Compliments, Issues, Concerns)

We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic allowing every member that wishes to speak to do so. Each member may have one rebuttal with a 2-minute time limit on same topic. If another topic is raised the same procedure will be followed.

- H. Announcements and motion for Adjournment

Study Session Agenda
February 9, 2010
3:00 PM at the Club House
Coffee, tea and cookies will be served

- A. Presidents Comments and Announcements
- B. Letters from Members
- C. Managers Comments
- D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.
 - 1. Update on humidification system and Building – George Castaneda.
 - 2. Update and discussion concerning Security Camera – George Castaneda, Jim Fling
 - 3. Update on “town hall meeting” – Leanne Ryan ,George Castaneda
 - 4. Discuss fence for children's playground to meet insurance requirements – George Castaneda
 - 5. Discuss proposed revision to Rules and Regulations – Personnel Section II – 4- Evaluations – Kathryne Kent
 - 6. Update on on-going discussion addressing long range plans for Cape George – Tom Ramsey
 - 7. Update on Manager Search Committee – Tom Ramsey.
 - 8. Discuss results of the Marina Questionnaire – Charlie Boulay
 - 9. Discuss changing rental fees for the clubhouse – Leanne Ryan

B. Member Participation (Compliments, Issues, Concerns)

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C. Announcements and motion for Adjournment

Study Session Agenda
March 9, 2010
3:00 PM at the Club House
Coffee, tea and cookies will be served

A. Presidents Comments and Announcements

1. Board of Trustees Elections
2. Meeting with DNR/Ross Anderson, March 10, Clubhouse

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting.

Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.

1. Discuss proposed changes in manager job description EMP02-a CGCC Job Description – Manager – Thad Bickling
2. Consider lowering manager's spending authority from \$5,000 to \$3,000 (Budgeted items only) – Bill Stull
3. Update on repairs to Fitness Room – George Castanada.
4. Update on Security System proposal - Jim Fling
5. Discuss how to handle member complaint letters – Robin Scherting
6. Update on “town hall meeting” – Leanne Ryan and Charley Boulay
7. Response from Attorney Shanneyfelt regarding insurance and children's play area fencing - George Castanada
8. Update on on-going discussion addressing long range plans for Cape George – Tom Ramsey, Bill Stull
9. Update on Manager Search Committee – Tom Ramsey, Robin Scherting
10. Consider approval of new member Karen Klug for Finance Committee – Tom Ramsey
11. Discuss proposal from Finance Committee to bring Rules and Regulations in compliance with Bylaws.(FIN03, Water , Payment Contract) – Rhebe Greenwald
12. Discuss possible changes to Swimming Pool Rules and Regulations – Robin Scherting, Leanne Ryan
13. Discuss proposal from Fitness Committee to receive funds from Granny's Attic – Leanne Ryan
14. Discuss improvements to CG Office computers security and stability – Thad Bickling, Stewart Pugh.
15. Discuss proposal from Marina to charge non marina members an annual fee of \$40.00 for Repair and Replacement of tools in the workshop. – Charlie Boulay

E. Member Participation (Compliments, Issues, Concerns)

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F. Announcements and motion for Adjournment

Welcome new Manager, Art Burke
2:30 pm
Coffee, tea and cookies will be served
Study Session Agenda
April 13, 2010
3:00 pm at the Club House

A. Presidents Comments and Announcements

1. Ross Anderson would like to thank CG on behalf of DNR for allowing them to hold their meeting here on March 10, in the Clubhouse
2. CG Board of Trustees elections are coming up – two positions will be open
3. Appointment of Richard Hilfer to Board of Trustees to fill vacant position

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting.
Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.

1. Board action on bids to repair the pool and fitness room outside walls – Art Burke, Tom Ramsey
2. Discuss improvements to CG Office computers security and stability and update on a separate computer to support TOPS – Art Burke, Stewart Pugh
3. Adjustment to "Payment Contract" and possible change in FIN03-Policy for Delinquent Accounts approved at March Board Meeting – Art Burke, Robin Scherting
4. Discuss proposal from Marina to charge members an annual fee of \$40 for repair and maintenance of tools in workshop – Charley Boulay
5. Update on Security System – Art Burke
6. Possible change to PP01-Livestock, pets – Bill Stull
7. Response from Attorney Shanneyfelt regarding insurance and children's play area fencing – Bill Stull
8. Consider request from Social Club to have a fire on the beach by the Clubhouse for a June 19 Summer Solstice potluck picnic – Robin Scherting, Mary Hilfer
9. Discussion of monitoring water meter readings and card locks – Dick Poole
10. Discussion of possible landscaping of common areas – Dick Poole
11. Board action on Marina request for purchase of 36 replacement floats for docks in the amount of \$3,867.16 with funding to come from Marina Reserves – Tom Ramsey
12. Resolution for overage of price for pool windows in the amount of \$1,183.18 with funds to come out of General Reserve – Tom Ramsey
13. Resolution to pay Terry Stebbins in the amount of \$1,490.00 for consulting on pool building project with funds to come out of General Reserves – Tom Ramsey
14. Other Items

E. Member Participation (Compliments, Issues, Concerns)

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F. Adjournment

Variance Hearings

2:30 P.M. Lot 15, Div. 1 Bk., 192 Victoria Loop

To build portable storage unit

2:45 P.M. Lot 37, Div. 7, CG Highlands

Height variance from 17' to 22'

1. Owner or owner's agent comments
2. Letters from members dealing with variance
3. Building Committee recommendations

Study Session Agenda

May 11, 2010

3:00 PM at the Club House

Coffee, tea and cookies will be served

A. Presidents Comments and Announcements

1. CG Board of Trustees elections – two positions will be open
2. Art and Jeannie will review clubhouse rental procedures and come back to the Board in June with suggestions and any changes that may be needed

B. Letters from Members

C. Managers Comments

1. Address speed bump concerns on Dennis Blvd in the Village - Memo

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.

1. Consider accepting the resignation of Rhebe Greenwald, Finance Committee Chairperson who will no longer be able to continue as Chair effective May 13, 2010. – Robin Scherting
2. Consider Karen Krug as replacement Chairperson for the Finance Committee effective May 13, 2010.– Robin Scherting
3. Discuss replacement of dehumidification system, completing repairs to outside wall of Fitness Room and addressing electrical issues that affect the whole building. Also consider scheduling a date for an assessment vote for combining replacement of these three items that need repairs – Art Burke and Jim Fling
4. Consider discussion by the Board for a revised budget approval/vote. – Tom Ramsey
5. Discuss proposed additional letter and "Payment Contract" (for members with extenuating circumstances) to be part of FIN03-Policy for Delinquent Accounts – Art Burke

6. Consider approval of adjusted payment due dates for three members with extenuating circumstances – Art Burke
7. Consider approval of new form to be used when donating equipment, etc. to CG – Art Burke
8. Consider proposal from Swimming Pool Committee to purchase “Weather Station” with funding to come from pool fund raising monies – Jim Fling
9. Review of annexation request from Brian Engelking – Art Burke
10. Review and Board follow up at 170 S. Palmer for compliance with hedge rule – Art Burke.
11. Review of insurance policy renewal from Community Association Underwriters of America, Inc. – Tom Ramsey
12. Consider transfer of 2009 net income to General Reserves – Tom Ramsey
13. Discussion of repayment of heat pump loan – Tom Ramsey
14. Presentation from the Emergency Preparedness Committee “Explain why and what alternative means of communication are available in the event of a disaster.” – Carolyn Salmon
15. Consider proposed changes to Building & Property R & R Section III – General Provisions. This change will go to the membership for a vote.
– Don Lee
16. Consider proposed elimination of Form BG05a – Tree Cutting Permit - & creating a conditional permission policy for tree cutting – Don Lee
17. Consider Resolution to transfer \$3,876.16 from the Marina Reserves to the General Operating Account for the purchase of dock floats. – Tom Ramsey
18. Consider Resolution to transfer \$1,000.00 from the General Reserves to the General Operating Account for Pool windows – Tom Ramsey.

E. Member Participation (Compliments, Issues, Concerns)

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F. Announcements and motion for Adjournment

Meet the Candidates 2010

John Hanks, Ray Pierson, Mike Smith
Tuesday, June 8, 2:00 PM at the Club House
Before the June Study Session
Bernie Del Valle, Chair, Nominations Committee
Will moderate a question and answer session
For members of Cape George Colony Club
Refreshments will be served

Study Session Agenda

June 8, 2010
3:00 PM at the Club House

A. Presidents Comments and Announcements

1. Welcome
2. Ballots for Elections were sent out June 1, Thank you to Mercy Del Valle and her crew

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.

1. Update on speed bump concerns in the Village – Art Burke
2. Update of review of CG clubhouse use procedures – Art Burke
3. Update on hedge violation compliance at 170 S. Palmer – Art Burke
4. Update on replacement of dehumidification system – Art Burke and Jim Fling
5. Report from Emergency Preparedness Committee on how members may get notification of potential emergencies and information on the new system Jefferson County is using – Carolyn Salmon

6. Consider motion that would eliminate the requirement that members complete BG05a – Tree Cutting Permit and to create a conditional permission policy for tree cutting as recommended by the Building Committee – Dick Poole
7. Consider motion to transfer Net Income to Reserves – Tom Ramsey
8. Consider request from Marina Committee to complete engineering conceptual design of entrance channel with additional funds to be determined – Tom Ramsey
9. Review of how complaints are handled and time line for issuance of violations – Dick Poole
10. Manager 90 day probation ends June 15, 2010 (Input from Board members and procedure to follow) – Robin Scherting

E. Member Participation (Compliments, Issues, Concerns)

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A. Announcements and Adjournment

Study Session Agenda

July 13, 2010

3:00 PM at the Club House

Refreshments will be served

A. Presidents Comments and Announcements

1. Welcome
2. Resignation of Don Lee, Building Committee Chair
3. Thank you to Thad Bickling and Bill Stull, retiring Board Members

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month's Study Session Agenda; 4) No action or further discussion required.

1. Information presented by David Sullivan relating to strict enforcement of CG Covenants – David Sullivan
2. Update on increase in our CAU Insurance coverage and changing our payment dates from monthly to one annual payment– Art Burke
3. Update on renovation of Speed Bumps on Dennis Blvd in the Village – Art Burke
4. Update on “One Call Now” a home owners association information system – Art Burke
5. Update on meeting in Olympia attended by Art Burke, Ed Skowyra and Greg Rae concerning our water hookups – Ed Skowyra
6. Update on Ad Hoc Committee to study and make recommendations for Board consideration for lot violations relating to maintenance and care of CG Common Properties, vacant lots and private properties – Jana Finlay
7. Update on hedge violation compliance at 170 S. Palmer – Art Burke
8. Update on Weather Station to be purchased by Pool Committee – Jim Fling

9. Update on Fire House lease – Art Burke
10. Consider motion to approve Due Date Adjustment Form for a member – Art Burke
11. Consider motion to approve transfer of \$5,000 from Marina Reserves to General Investments Account – Dick Poole
12. Review of Board information forms (Agenda Deadlines, Calendar of Board Meetings and Deadlines, Committee Chairs and Board Liaisons, and Major Projects for past year) – Robin Scherting
13. Update on Salmon BBQ – Leanne Ryan

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F. Announcements

Board Meeting – July 15, 7:00 PM

Annual Meeting – July 17, 2:00 PM

Special Meeting immediately following Annual Meeting (approximately 4:00 PM)

Close Study Session

Variance Hearing

August 10, 2010

2:45 PM at the Club House

Dorothy Major, Lot 5, Div. 4, 141 Ridge Drive, Village

Variance Requested: Height variance from 17' to 23'

Reason: Perimeter lot is lower than adjacent lots
and septic requires extra setbacks

1. Owner or owner's agent comments
2. Letters from members dealing with variance
3. Building Committee recommendations
4. Recommendation from Board at Regular Board Meeting, Aug 12

Study Session Agenda

August 10, 2010

3:00 PM at the Club House

A. Presidents Comments and Announcements

1. Welcome
2. Introduce New Officers and Board of Trustees: Mike Smith, John Hanks
3. Replacement of Don Lee, Building Committee Chair
4. Review Committee Charters for approval at September Board Meeting
5. Review Rules and Regulations for consistency with Bylaws
6. Update information on CG website
7. Information: Officers and Trustees 2010-2011, Calendar of Board Meetings and Deadlines, Agenda Deadlines, Committee Chairs and Board Liaisons

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month's Study Session Agenda; 4) No action or further discussion required.

1. Consider Motion to approve 2010-2011 Core Committee Chairs: Finance, Water, Roads, and Building. Committee Chairs and members need Board approval.
2. Consider Motion to approve 2010-2011 Committee Chairs with members not needing Board Approval: Emergency Preparedness, Election, Environmental, Fitness, Marina, Nominating, Swimming Pool, and Social Committee.

3. Consider Motion to approve Thad Bickling as co-chair of Emergency Preparedness Committee
4. Update on “One Call Now” a home owners association information system – Art Burke
5. Update on Ad Hoc Committee to study and make recommendations for Board consideration for lot violations relating to maintenance and care of CG Common Properties, vacant lots and private properties – Jim Pickrell
6. Update on Weather Station purchased by Pool Committee – Jim Fling
7. Update and discussion of memo from Larry Southwick dated January 9, 2010, concerning Long Range Capital Planning for Water and Roads – Tom Ramsey
8. Member appeal for clubhouse rental charges – Bonnie Whyte
9. Consider motion to approve Due Date Adjustment form for a member – Art Burke
10. Consider waiver for installation of water connection at 444 Sunset Blvd. before obtaining a building permit – Art Burke

E. Member Participation (Compliments, Issues, Concerns)

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F. Announcements

Board Meeting – August 12, 7:00 PM
Study Session – September 14, 3:00 PM
Board Meeting – September 16, 7:00 PM

Close Study Session

CG Board Training Session immediately following Study Session
(Agenda Attached)

Study Session Agenda
September 14, 2010
3:00 PM at the Club House

A. Presidents Comments and Announcements

1. Welcome
2. Board Member time away schedules

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.

1. Consider proposal from Gordon Yancey to do a benefit concert to help support CG Community – Gordon Yancey
2. Consider need to hire a professional and independent reserve study consultant – Richard Hilfer
3. Consider Motion to approve changes for Committee Charters:
 - a. Swimming Pool Committee Charter
 - b. Emergency Preparedness Committee Charter
4. Consider forming a “small group” to do research and make recommendations for funding long range plans for Marina improvements – Tom Ramsey
5. Consider motion to increase the number of pilings to be replaced at the Marina from 4 to 7 with cost not to exceed \$24,000. Funds to come from Marina Reserves – Tom Ramsey
6. Consider motion to address an emergency issue at Marina north end to stabilize bank through the installation of Eco Blocks and back fill not to exceed \$4,500. Fund to come from Marina Reserves – Tom Ramsey
7. Budget Discussion – Tom Ramsey and Karen Krug

E. Member Participation (Compliments, Issues, Concerns)

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F. Announcements

Study Session – Oct. 12, 3:00 P.M.

Board Meeting – Oct. 14, 7:00 P.M.

Special Budget Membership Meeting – Oct. 22, 3:00 P.M.

Close Study Session

Study Session Agenda

October 12, 2010

3:00 PM at the Club House

A. Vice Presidents Comments and Announcements – Leanne Ryan

1. Welcome
2. Robin and Tom will be back for the Board Meeting
3. Who signs Contracts when representing Cape George - Art
4. All meetings are open to membership (except Executive Sessions)
5. Manager Evaluation – Forms to Board of Trustees
6. Special Budget Meeting – Oct. 21, 3:00 P.M. in the Clubhouse
7. Executive Session immediately following Thursday Board meeting to discuss personnel issues and potential member rule violation

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.

1. Update from Gordon Yancey on possible fund raising event – Gordon Yancey
2. Consider request to approve Joel Finlay as Building Committee Chair – Don Lee
3. Update on electrical problem in swimming pool related to work being done for the Marina – Art Burke
4. Discussion of a possible cash flow issue with Cape George funds – Art Burke
5. Update on Budget process – Art Burke
6. Update on conflicts between Bylaws and Rules and Regulations – Art Burke
7. Consider Resolution to transfer \$10,632. from Marina Reserves to General Investment Funds (Layton & Sell) – Art Burke
8. Consider Resolution to transfer \$3,407.60 From Marina Reserves to General Investment Account (KADCO USA) – Art Burke
9. Consider request to install 6 new water valves in water system – Art Burke

E. Member Participation (Compliments, Issues, Concerns)

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F. Announcements

Study Session – Nov. 9, 3:00 P.M.
Board Meeting – Nov. 11, 7:00 P.M.

Close Study Session

Study Session Agenda

November 9, 2010

3:00 PM at the Club House

A. Presidents Comments and Announcements

1. Welcome
2. Thank you to Art and Staff for Budget/Ballot preparation
3. Thank you to all members who contributed to “Cape George School Fund”
4. Thank you to Joyce Skoien for her hard work on the Cape George 2011 Telephone Directory

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday’s Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month’s Study Session Agenda; 4) No action or further discussion required.

1. Update of repairs and work to date on electrical problem associated with clubhouse and pool building and when can we expect pool to reopen – Art Burke
2. Update on budget process and ballot mailing – Art Burke
3. Review reserve study preparation discussion points– Art Burke
4. Review and discuss clubhouse costs and fees – Tom Ramsey
5. Review and discuss clubhouse blackout dates for 2011 – Robin Scherting
6. Marina Committee proposes resolution be made by Board of Trustees providing support and direction to long range planning process for Marina – Gary Rossow
7. Discuss proposed minor changes in complaint process – Art Burke

E. Member Participation (Compliments, Issues, Concerns)

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F. Announcements

Study Session – Dec. 14, 3:00 P.M.

Board Meeting – Dec. 16, 7:00 P.M.

Close Study Session

Study Session Agenda
December 14, 2010
3:00 PM at the Clubhouse

A. Presidents Comments and Announcements

1. Welcome
2. Vacation time for Board members during winter months
3. Thank you notes from members for Thanksgiving at clubhouse
4. Thank you to Election Committee for Budget Vote Counting

B. Letters from Members

C. Managers Comments

D. Board Items for Discussion and possible inclusion on the Agenda for Thursday's Board Meeting. Four possible actions: 1) Place on Board Meeting Agenda as action item; 2) Place on Board Meeting Agenda as an information item; 3) Move item to next month' Study Session Agenda; 4) No action or further discussion required.

1. Budget Vote Results – Richard Hilfer
2. Update of repairs and reopening of pool – Art Burke
3. Discussion of letters concerning tree maintenance and views in the community – Art Burke
4. Discussion about having a “member comment” section in the newsletter – Robin Scherting
5. Discussion of why CG allows one national organization the privilege of using our newsletter to advertise their fund raising event when we do not allow other national organizations the same privilege – Robin Scherting
6. Review hedge criteria currently in use – Art Burke
7. Discussion on need for Clubhouse HVAC repair or replacement – Art Burke
8. Review final payment to Double D Electric for work at the pool and clubhouse with accompanying resolution to transfer funds from General Reserves to General Investment Account – Art Burke
9. Review Marine View Place asphalt repair quote – Art Burke
10. Discussion concerning adjustment to lot mow schedule – Art Burke

E. Member Participation (Compliments, Issues, Concerns)

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F. Announcements

Board Meeting – Dec. 16, 7:00 P.M.

Executive Session immediately following Board Meeting to discuss personnel issues.

Close Study Session