

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
December 9, 2015  
Sunblaze Elementary School

**I. Verification of Quorum & Proof of Notice:**

Board members present were President Chris Vinton, Gabriel Avram, Julie Tobin and Kory Osborne. Absent was Adam Barttelt. A Quorum of the Board was present. The meeting was properly noticed by posting the agenda 48 hours prior to the meeting. Sandy Furlini represented Hara Management Inc.

II. **Call to Order:** Chris Vinton called the meeting to order at 6:45 pm.

III. **Approval of Minutes:** October 18, 2015 meeting minutes.

**MOTION:** Kory Osborne motioned to accept the minutes with one correction noted. Chris Vinton seconded the motion. All were in favor. The motion carried.

IV. **Manager's Report** – Sandy Furlini read thru the Managers report. A copy will be kept on file at Hara Management Inc.

V. **CDD Report** – Chris brings the Board up to date on the CDD business. The CDD passed their annual budget.

**Committee Reports- Acc Applications Approved**

10082 Shadow Creek Dr. – Fence request

10082 Shadow Creek Dr. – Pavers on porch and add new landscaping design.

10087 Shadow Creek Dr. – Replace front door with like front door.

10066 Shadow Creek Dr. – Fence request

ACC Applications Denied

9985 Shadow Creek Dr. – Install patio pavers, (step stones), to create walking path.

Yard of the Month – The Committee will be deciding on the yard of the month by December 22, 2015 along with selecting the best home decorated for Christmas.

**VI. Unfinished Business:**

**A violation for vehicles parking on the street- The discussion of this violation has** been determined by the Board that any offender parking on the street will be issued a letter. Once a letter is sent and the violation occurs repeatedly the consequences can be escalated to towing or a phone call to the local Police Department for ticketing if the offender is in addition blocking the flow of traffic.

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**VII. New Business:**

**Ratify ATT addition of long distance** – The Board was notified that the gate could not accept out of state numbers therefore, has agreed to update the ATT line to accept long distance and out of state phone numbers.

**Motion by:** Chris Vinton to ratify the change in the phone plan to accept long distance carrier.

**Seconded by:** Kory Osborne

**Motion carried: all in favor. Unanimous.**

**Ratify CD Maturity notice for United Financial – account ending 1114** – The certificate deposit with United Financial was eligible for renewal therefore the Board accepted a new term to reinvest the certificate for an 18 month period.

**Motion by** Chris Vinton to accept the certificate of deposit renewal and roll it over to an 18 month CD.

**Seconded by** Kory Osborne

**Motion carries: All in favor. Unanimous.**

**VIII. Next Meeting Date:** Board Meeting – February 11, 2016

**IX. Call to Adjourn :**

With no further meeting discuss Chris Vinton motions to adjourn the meeting. Motion seconded by Gabriel Avram. The meeting was adjourned at 7:55 pm.

Respectfully Submitted by:

Sandy Furlini  
Hara Management Inc.