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TERRACE VILLAGE MAINTENANCE CORPORATION  
MINUTES  
of the Regular Meeting of the Board of Directors held  
September 20, 2011

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The meeting began at 6:00pm. The following Board Members were present: Steven Barratte (Chair) and Grant Smith. ceosd.net (ceosd) was represented by Al Simonelli. Others in attendance were: Scott/Unit 30.

The following two items passed as part of the Consent Agenda.

FINANCIAL STATEMENTS for the period ending 08/31/11 were accepted as submitted. Treasurer, Grant reported on units delinquent which will be forwarded for collection. Repairs and Maintenance are high due to plumbing repairs, and HOA window repairs. Total expenses were \$57,587 compare to budgeted amount of \$50,941.  
[FINS]

MINUTES of BOARD MEETING held 05/24/11 were approved as recorded.  
[MINS]

The prior two items were passed unanimously as part of the Consent Agenda on a motion by Steven.

CARPET CLEANING by Mario's Chem-Dry was confirmed completed on 09/15/11. [1172]

REPLACE MOTOR GATE STUCK OPEN: Emro with Morena Welding replaced the gate motor due to a bad circuit board. [1180]

UNIT 18 2ND PARKING SPACE: Unit Owner reported he obtained the deed title to this space from the HOA's developer. [1136]

INCREASE MOVE FEE: A motion by Grant passed to increase the move fee from \$200 to \$250. New rule will be sent to members for the 30 day period prior to enforcement. [RULE]

The meeting adjourned at 6:38 pm.

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Recorded by

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Approved by

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