

JUNO ISLES CIVIC ASSOCIATION
February 2, 2009
BOARD OF DIRECTORS MEETING

The regular monthly meeting of the Juno Isles Civic Association Board of Directors was held on Monday, February 2, 2009, at Holy Spirit Church on Ellison Wilson Road.

❖ **Roll Call and Call to Order:**

President Louis Vilardo called the meeting to order at 7:03 p.m. The following Board members were present:

Felice Beyer		Excused
Bob Bittenbinder	Present	
Blas Contreras	Present	
Susan Czelustra		
Wayne Hatten	Present	
Jim Jackson		Excused
Linda Lindquist		Excused
Mary Ann Martin	Present	
Dave Mastran	Present	
Jim Moore	Present	
Louis Vilardo	Present	

❖ **Approve Minutes:** Louis Vilardo

January 12, 2009 – Bob Bittenbinder made a motion to approve the minutes. Wayne Hatten seconded the motion. Dave Mastran abstained. Bob Bittenbinder, Wayne Hatten, Mary Ann Martin, Jim Moore and Louis Vilardo were in favor, and the motion passed.

Blas Contreras arrived at 7:06.

❖ **Old Business**

- Update on New Bank Search – Mary Ann Martin
Mary Ann recommended TD. When she visited Anchor, there was yet a different communication than in the past. Mary Ann said TD is the only bank that has provided a written proposal of their services. Bob Bittenbinder made a motion to move the account from Anchor to TD. Wayne Hatten seconded the motion. All were in favor, and the motion passed unanimously.
- Outsourcing of Violation Inspection
Louis Vilardo read a quote Kathy Green submitted after contacting a couple of vendors to inspect for violations. The quotes were \$1600/month and \$500/month. Due to the high cost, the Board decided not to pursue outsourcing at this time.

❖ **New Business**

- **Increase in Property Crime – Louis Vilardo**
Louis reported that activity such as robbery and vandalism was on the rise in the community. Bob Bittenbinder recommended the speed traps were the sheriff's responsibility, and the funds could be used to patrol for crime. It was agreed to maintain the \$4000 budget and determine exactly how it would be used at a later time.
- **Discussion and Approval of "Covenant Enforcement" Letter – Louis Vilardo**
Louis distributed copies of a Covenant Enforcement letter addressed to Juno Isles homeowners. The Board agreed for the letter to be submitted to the attorney for review.
- **Website Enhancement and Maintenance – Louis Vilardo**
Pete Lashenka has been maintaining the JICA website on a voluntary basis. He indicated to Louis, due to a job promotion, he would be unable to continue maintaining the website. Louis asked Pete to remove the outdated information and give access to a Board member. Pete said the requirements would be a software purchase of approximately \$400 and a steep learning curve to utilize it. Louis acquired a quote from two web design companies of approximately \$2500 to redesign the website and allow the Board to easily maintain it in the future.

❖ **Old Business**

- **Street Lighting Project – Louis Vilardo**
Louis recommended that when Mary Ann Martin opens new bank accounts, open a separate account for the \$6600 collected several years ago toward a lighting project on Ellison Wilson Road and Juno Isles Blvd. Wayne Hatten made a motion to return \$20 to each homeowner as a deduction from their annual assessment. Blas Contreras suggested the lighting issue be raised again. Dave Mastran seconded the motion. Wayne Hatten and Mary Ann Martin were in favor. Bob Bittenbinder, Blas Contreras, Dave Mastran, Jim Moore and Louis Vilardo were opposed. Homeowners will not receive a refund. Bob Bittenbinder made a motion to create a separate bank account for the funds collected for lighting. Louis Vilardo seconded the motion. All were in favor, and the motion passed unanimously.
- **Approve 2009 Budget**
Options to balance the budget and/or adjust annual fees were discussed. The budget was balanced, and it was agreed that the annual fee would remain \$100.00.

Wayne Hatten left at 8:25.

Bob Bittenbinder made a motion to accept the budget as amended. Blas Contreras seconded the motion. All were in favor, and the motion passed unanimously.

- ❖ **Treasurer's Report:** Mary Ann Martin
No report.

❖ **Committee Reports**

- **Architectural Committee** – Jim Jackson
No report.
- **Covenants Committee** – Blas Contreras
Blas reported the most recent inspection was the same as January's report, only increased conditions. Bob Bittenbinder said he would confirm properties listed as 'new' and 'first letter' and advise Rhonda Thomas that she should send a letter to properties listed as 'new' and send a second letter to properties listed with a 'first letter' status.
- **Crime Watch** – Bob Bittenbinder
Bob said he would contact the Sheriff's office and get information regarding Juno Isles using a Sheriff's car and get a report on the robbery.
- **Social Committee** – Wayne Hatten
Dave Mastran reported the Community Yard Sale will be held on Saturday, March 14.
- **Landscape Committee** - Louis Vilardo
No report.
- **Community Improvements** – Blas Contreras
No report.
- **Communication** – Jim Jackson
No report.

❖ **Adjournment**

Bob Bittenbinder made a motion to adjourn. Dave Mastran seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Rhonda Thomas