



Terra Verde Homeowners Associations Inc.
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**Terra Verde Villas Association Board of Directors Draft Minutes
January 10th 2015**

Directors present at Terra Verde were: Ken Simpson, Paul Nash.

Directors present on the conference line were: Kris Kroner, Trevor Hunt, Mark Randall. Conrad Ferguson and Owners were also present in the clubhouse.

Apologies for absence were received from Clive Hand.

Ken Simpson called the meeting to order at 10.20am..

Approval of past minutes:

A draft copy of the October AGM and 2015 budget approval meeting's minutes had been circulated and made available on the HOA website. A motion for the adoption of the minutes was made by Trevor Hunt and seconded by Kris Kroner.

The minutes were approved.

Matters arising:

There were no matters arising.

Financial update:

Ken Simpson reported that the balances on the accounts were as follows:

Operating account - \$166627

Reserves account - \$110663

2014 finances had finished the year, ahead of budget and for the record, a total of 42 homes had been re-sold over the 2014 period.

Copies of the financial reports were always available to owners, upon request and via the resort manager Conrad Ferguson.

Any Other Business:

Conrad updated the meeting on his discussions with Certapro, regarding the appearance of rust on some external corners of some townhomes. Whilst Certapro do not accept any responsibility and maintain that all work was completed within

specifications, they have agreed to undertake remedial action over a number of Saturdays within a schedule to be agreed with Conrad.

Trevor Hunt expressed concern that some rust may yet appear on homes that were repainted during phases 2 & 3 of the repaint program and Conrad stated that that would be taken into account during discussions with Certapro.

Ken reported that approximately \$13k, allocated in the 2013/14 budgets for villas shrub replanting, had not been fully used. A review had recently taken place of the condition of the villas plants and it had been agreed to spend a portion of that sum filling in bare areas that had been identified in front of some villas homes.

There were no further issues.

Owners Open Forum:

There were no questions or comments from any owners, either in the clubhouse, or on the conference line.

The date of the next meeting is April 18th. 2015

The meeting was adjourned at 10.35am.

Paul Nash

Secretary