

**CENTURY OAKS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 22, 2009**

The meeting of the Board of Directors of Century Oaks Community Association was held at the community's clubhouse. In attendance were Laura Sandifer, President, Stacey Tyley, Vice-president, Michael Ford, Treasurer, Jan Tanzer, Director, Barry Kelley, Director, and Bohdad Kashanian, Director. Also present were Vivian Whitestone, Property Manager, Armstrong Management Services, Inc., Ileana Balbi-Murillo, Recording Secretary, J.C. Murillo & Co., and Maureen Carita, Newsletter Editor.

Dale Clarke, Secretary, was absent without notice.

CALL TO ORDER

President Sandifer called the meeting to order at 8:40 p.m.

OPEN FORUM

None.

MINUTES

The minutes from the November 13, 2008 meeting were approved as amended.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the November 13, 2008 meeting minutes as amended. Director Tanzer made the motion, President Sandifer seconded it, and the motion passed.

REPORT OF OFFICERS & DIRECTORS

None.

REPORT OF COMMITTEES

None.

FINANCIALS

Ms. Whitestone presented the financial statements for the period ending December 31, 2008 for the Board's review. She noted that she would investigate the current bank rates for CDs and contact the Association's financial advisor with regards to venues available for re-investment of Association's funds.

Ms. Whitestone reported that \$5,000.00 has been held from the final payment to the vendor who recently performed the pond dredging work. She further reported that the vendor, who has noted that all work

performed was dependent on the weather, was addressing punch list items. Ms. Whitestone further reported that because the vendor did the work in phases, the loads were not as heavy, so the vendor did not charge the full amount and removed additional material from the pond at no cost to the Association.

UNFINISHED BUSINESS

Fence Sealing - Ms. Whitestone presented a bid comparison analysis and three proposals from the following vendors for the Board's review:

Capital Painting Co. - \$24,500.00 for machine/spray application and \$10,400.00 for the sealant.

Reston Painting and Contracting - \$21,000.00 for manual application, or \$16,900.00 for machine/spray application.

ABR Construction Management Inc. - \$28,500.00 for manual application (\$26,500 if water-based), or \$19,300 for machine/spray application (\$17,985.00 if water-based).

Ms. Whitestone noted that Reston Painting had provided more information about its proposal. The Board asked that all three vendors provide more detailed proposals for further review. The Board agreed to table further discussion until the new proposals are received.

REPORT OF MANAGEMENT AGENT

NEW BUSINESS

Smith Barney and Morgan Stanley Merger - Ms. Whitestone presented information from Andrew Rieger, Senior Vice President, Financial Planning Specialist, regarding the recent merger of Smith Barney and Morgan Stanley into an industry leading wealth management firm that will be called Morgan Stanley Smith Barney. The new partnership will enhance the vendor's ability to provide the community with advice and superior client services.

Pool Pass Letter/Application - Ms. Whitestone presented a pool pass cover letter and pool application information for the Board's review. A mailing will be sent out to all owners. All applications need to be returned to management no later than April 17, 2009 in order to process the pool passes in time. The system will be the same as the previous year, and pool passes will be processed by mail only. The Board agreed to approve the pool pass letter and application as presented.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the pool pass letter and application as presented. President Sandifer made the motion, Director Tanzer seconded it, and the motion passed.

Pool Rules & Regulations - Ms. Whitestone presented the information for the Board's review. The Board asked that corrections be made throughout the documents where it states "children under 12" to be changed to "children 12 and under". The Board proceeded to approve the document with changes.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the Pool Rules and Regulations with changes. Vice-president Tyley made the motion, President Sandifer seconded it, and the motion passed.

R.E. Martin Tree Specialists, Inc. - Ms. Whitestone presented information received from the vendor for the elevation of trees. The Board asked that this information be given to the Landscaping Committee, who will then make it available to the owners.

Community Landscape Services - Ms. Whitestone presented a proposal from the vendor in the amount of \$13,08.00 for landscaping improvement work at all of the entrances of the community for the Board's review.

- **Item 1 - Liriope Transplant** - Transplanting of all Liriope Spicata from the four entrances to the eastern side of the 7100-fence line. Entry beds will be graded as needed and soil and jute mesh will be installed as needed along the 7100 slope for stabilization - \$2,168.00.
- **Item 2 - Landscape Installation** - Installation of Big Blue Liriope and Knock-out Roses at the locations specified:

Misty Creek & Rugby Road entrance - \$3,280.00
Thompson Road & Misty Creek entrance - \$2,800.00
Thompson Road & Lamplight Drive entrance - \$2,000.00
Route 7100 & Old Plain road - \$2800.00

The Board reviewed the proposal and agreed to approve the work as presented.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to approve the landscaping improvement proposal as presented. Director Kashanian made the motion, Director Kelley seconded it, and the motion passed.

OWNER'S CORRESPONDENCE

None.

EXECUTIVE SESSION

The Board adjourned the regular meeting at 9:25 p.m. to go to Executive Session. The Board convened in Executive Session at 9:25 p.m. to discuss legal matters, delinquent accounts, By-Laws

violations, and personnel matters. The Board re-convened in regular session at 9:40 p.m.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:41 p.m.

(M) Upon motion duly seconded and carried, the Board of Directors agreed to adjourn the meeting at 9:41 p.m. President Sandifer made the motion, Director Tanzer seconded it, and the motion passed.

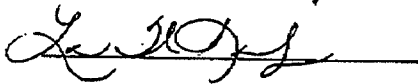
The next meeting of the Board was not scheduled at this time.

Respectfully submitted:

January 22, 2009

Ileana Balbi-Murillo
Recording Secretary
J.C. Murillo & Co.

Approved by:



4/1/09
Date