



BLACK CREEK
SANCTUARIES

The Open Board Meeting of Black Creek Sanctuary Condominium Association was held on Saturday, January 19, 2013 at 4:30 PM Eastern time at Minerals Resort "Copper Room", Vernon, NJ 07462.

Present from the Board of Directors were: Frank Dupree, Kenny Gee, and Paolo Torello-Viera.

Also present were: Maureen Glaeser and Linnea MacMillan of Property Management Services of New Jersey.

There were 3 owners in attendance. The sign-in sheet is attached to these minutes as Exhibit 1.

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

The meeting was called to order by Frank Dupree at 4:35 PM. Mr. Dupree announced that the quorum requirement had been met and that proper notice had been given.

OPENING COMMENTS

Mr. Dupree opened the meeting with a brief introduction and welcomed the owners to the meeting.

APPROVAL OF MINUTES

Upon motion made, seconded, and unanimously carried the Board Meeting minutes of June 9, 2012 were approved, as submitted.

A copy of these minutes is filed in the Minutes Book.

CATCH BASINS AND SEAL COATING

Maureen Glaeser presented a quote of \$3729 for the catch basin asphalt surface repair. Quote was approved by the Board. A copy of the quote is attached to the minutes of this meeting as Exhibit 2.

FINANCIALS

Financials were reviewed by the Board and are in good shape at this time. Insurance is over budget due to a large renewal down payment, which temporarily caused the expenditures to exceed the budget.

Accounts Receivable was briefly addressed. A copy of the Profit & Loss July through December 2012 is attached to the minutes of this meeting as Exhibit 3.

WATER PRESSURE

United Water will not allow a device to be installed before the water meter. Homeowners should contact Property Management Services for a temporary fix for low water pressure.

Property Management and the Board will continue to investigate other possible options to alleviate the problem.

RESOLUTION REGARDING INSPECTIONS OF UNIT SYSTEMS

Upon motion made, seconded and unanimously carried, the following resolution was passed.

RESOLVED THAT resolution of the Association regarding inspections of unit systems in the form submitted to the Board, and attached to these minutes as Exhibit 3, is approved and the President and Secretary are authorized to sign the resolution.

PET AMENDMENT

Upon motion made, seconded and unanimously carried, the following Amendment to the Master Deed was passed, pending the receipt of payment of dues from Mountain Creek Development.

The Amendment to Master Deed Regarding Dogs in the form submitted to the Board, and attached to these minutes as Exhibit 4, is approved and the President and Secretary are authorized to sign the Amendment.

BICYCLES

Discussion of using storage closets for bicycles, as opposed to racks.

MOTORCYCLES

Motorcycle parking by units – agreement nothing can be done.

COMMUNICATION COMMITTEE

A brief discussion took place on ways to communicate better, with the possibilities of “cross marketing” with Mountain Creek and Crystal Springs.

POOL HOUSE CLUB HOUSE

Property Management Services to request legal opinion from Association attorney, Ken Sauter on renovating the pool house into a club house for homeowners.

Investigate possibility of Association purchase of short sale unit to use for homeowner lounge, fitness equipment, etc. Property Management Services to request legal opinion.

SECURITY

A brief discussion took place regarding the need for security guards. The gate and security cameras are the most important components, and further investigation of the cost/benefit of the current security is necessary.

Parking violations are of primary importance. New tags are being issued that are numbered, with the records kept by the Association.



BLACK CREEK
ASSOCIATION

INSURANCE CONTRACT RENEWAL

Upon motion made, seconded, and unanimously carried, the insurance contract with Community Association Underwriters, as presented was approved. A copy of the contract is attached to these minutes as Exhibit 5.

GARDEN STATE LABS CONTRACT RENEWAL

Upon motion made, seconded, and unanimously carried, Garden State Labs contract, as presented was approved. A copy of the contract is attached to these minutes as Exhibit 6.

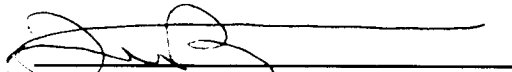
BLACK LAGOON POND MANAGEMENT CONTRACT RENEWAL

Upon motion made, seconded, and unanimously carried, Black Lagoon Pond Management contract, as presented was approved. A copy of the contract is attached to these minutes as Exhibit 7.

OPEN TO THE MEMBERS FOR QUESTIONS/COMMENTS

Questions were raised concerning dog signage, which the Board addressed, along with explanation of other issues relating to the pet amendment. Insurance/legal aspect needs to be addressed.

There being no further business to come before the Board, the meeting was adjourned at 5:20PM.


Secretary **PRESIDENT**