**Call to Order and Roll Call**Meeting was called to order at 7:07 PM by Jim Sherer.

Chris Cross (7), Jim Sherer (38), L. Langner (19), D. Keper (27), M and V Magnuson (16), H. Strange (55), B and M Stodden (44)

Bluestone Management Co. - Rick Virgil

**Approval of Agenda & Reading of Minutes**  
Agenda approved with an amendment to Old Business for Golden Fence vendor replacement

Reading of 06\_20\_2017 Board Meeting minutes was waived.   
*Jim moved to approve agenda and minutes.   
Chris seconded.*

*All in favor, motion was approved.*

**Treasurer’s Report**   
As of 7/31/2017 our accounts are as follows: Reserve $61,844.19 + Checking $23,678.54 = Total $85,522.73.

*Jim moved to approve Treasurer’s Report.   
Chris seconded.*

*All in favor, motion was approved.*

M**anagement Report**

* Currently two units with the attorney and moving forward with collections. That is about $4000 in outstanding

*Jim moved to approve Management Report.   
Chris seconded.*

*All in favor, motion was approved.*

**New Business**

1. 2018 Budget Draft – Reviewed budget. Draft approved for distribution to community.
2. Association Website – Reviewed the new website and features of lakebreezevillas.com.

*Chris**moved to approve New Business.   
Jim seconded.   
All in favor, motion was approved.*

**Old Business**

1. Fence Vendor Replacement – Fence Factory has been selected as as our go to fence/pillar company repair and install company. Chris made reviewed some of his previous work at a Bull Valley install and it was excellent. The homeowner happened to be there when he was looking at the fence work and gave them high marks.
2. Update on Speed Humps – The installation went seamlessly and we will determine a time for them to be removed to allow for proper snow plowing. They will be re-installed in early spring. All in all they seem to be doing the job with many of the different trucks coming through the neighborhood.
3. Update on Dry System Decommission – All homes have been decommissioned mechanically and electrically. All monitoring has been turned off and dry system valves have been removed. We will continue the second phase of the project, removal and capping of sprinkler heads in attics, during the winter months.
4. Update on Fountain Repairs – The fountain was repaired under warranty and has been returned to the pond. The vendor installed a brand-new pump motor free of charge as part of the warranty. We have three years left on the warranty.
5. Update on Brick/Wall Repairs – The brickwork is complete on the edge of the driveways. We will be extending the wall by 58 to prevent erosion of the hillside and adding a few blocks to the wall behind #28 to address a pop up drain issue that is eroding the ledge.

*Jim**moved to approve Old Business.   
Chris seconded.*

*All in favor, motion was approved.*

**Homeowner Forum**

* Item brought to floor regarding grass and lands in the community. This will be a focus over the coming year to add soil and grass seed to areas to rebuild the lawn.
* Discussion started about Hackney’s property. We ended the board meeting as this is not association business and is individual homeowner business to address concerns about Hackney’s property sale to Lifetime Fitness.

**Next Board Meeting**

November 7th, 7 pm at LZ Police Station

**Motion to Adjourn**

Jim moved to adjourn at 8:00 PM

Chris seconded

All in favor, motion was approved.