

**Sterling Woods II – Master Board
Monthly Meeting
December 15, 2010**

Open Session

Home Owners Forum:

Privilege of the Floor (if a Unit Owner has requested to speak).

- No Unit Owners have requested to speak.

Approval of the minutes:

From the November 17, 2010 Master Board Meeting – Open Session (pages 68-70).

Treasurers Report:

Review of financial reports (financials and resale log are on pages 71-77).

Committee Reports:

Master Landscaping Committee, per Carole Torro (pages 78-81).

Master Maintenance Committee, per George Torro (page 82).

Management Report:

REI's report on follow ups from the November 17, 2010 meeting (pages 83-86).

Quotes/Proposals (nothing at this time).

Various enclosures that require your review (pages 87-92).

Miscellaneous enclosures (pages 93-113).

New Business:

- Discussion and Recommendation of Maintenance Standards.

Tickler Issues: Records retention; send out letter requesting unit owners update their vehicle information; annual city registration; CPA engagement letter will be requested and entrance road reconciliation.