

**Sterling Woods II – Master Board
Monthly Meeting
January 19, 2011**

Open Session

Home Owners Forum:

Privilege of the Floor -

- Steve Griffing, 1504 Cypress, requested to speak about the Maintenance, Repair and Replacements Standards document.

Approval of the minutes:

From the December 15, 2010 Master Board Meeting – Open Session (pages 44-46).

From the December 15, 2010 Unit Owner Annual Budget Meeting (pages 47-48).

Treasurers Report:

Review of financial reports (financials and resale log are on pages 49-55).

Committee Reports:

Master Landscaping Committee, per Carole Torro (there will be no report this month).

Master Maintenance Committee, per George Torro (there will be no report this month).

Management Report:

REI's report on follow ups from the December 15, 2010 meeting (pages 56-58).

Quotes/Proposals (pages 59-60 - the proposal to lower/replace 3 speed bumps is included in this package for filing purposes – the Board has decided to wait until the spring to make a decision).

Various enclosures that require your review (nothing at this time).

Miscellaneous enclosures (pages 61-81).

New Business:

- Discussion of Maintenance Standards (82-94).

Tickler Issues: Quarterly inspection of equipment in gym.