

# **New Columbia Owner's Association**

## **Board of Directors Meeting Agenda**

**February 28, 2012 6:15 PM**

- I. Review of November Board minutes**
- II. Introductions- New Guardian Management staff**
  - Community Director- Erik Fabian**
  - Community Manager- Matthew Fullen**
  - HOA Board member transition update**
  - Confirm 2012 Board meeting schedule**
- III. Financial Review**
  - Year-end update**
  - Reserve study vote**
  - 2012 operating budget overview**
  - Income Statement**
  - Balance Sheet**
  - Collection Update**
  - Vacant/foreclosed homes**
  - Approved/unapproved rentals**
- IV. Community Maintenance**
  - Gutter cleaning**
  - Bark dust**
  - Alleyway maintenance**
  - Pole light maintenance**
  - Plant replacement**
  - Graffiti abatement**
  - No spray status**
- V. Campus activity**
  - PPB updates/ Overview of recent crime analysis**
  - Spring break plans and activities**
  - Community Cycling/ We All Can Ride**
- VI. Member Comment**