

Sun City Texas
Board of Directors Meeting
January 24, 2008
Sun City Ballroom
8:30 a.m.

Minutes

A meeting of the Board of Directors of the SUN CITY TEXAS COMMUNITY ASSOCIATION, INC., a non-profit corporation (“the Community Association”), was held in the Sun City Ballroom of the Community Association at 2 Texas Drive, Georgetown, Texas, 78633, on the 24th day of January 2008, at the hour of 8:30 a.m.

Present at the meeting were Erik Jacobson, Shannon Barksdale, Brent Baker, Byron Raynie and Stan Willbanks, all being members of the Board of Directors (the “Board”) of the Sun City Texas Community Association thereby establishing a quorum. Also present were: Jim Romine, CA Executive Director, Ann Dodson, Director of Finance, Tom Hackney, Director of Operations, Katie Sutton, Executive Assistant, various committee chairs and a resident audience. Mr. Jacobson presided.

Establish Quorum

Erik Jacobson confirmed that a quorum was present.

No **Resident comments** were heard from the floor.

Reports

(Tab 1)

President’s Report was made by Erik Jacobson.

Executive Director’s Report- Jim Romine gave the CA Management Report and acknowledged Unanimous Consent items.

Governance Committee Reports

- Elections – Audrey McDonald

Financials

(Tab 2)

Motion to approve the Community Association’s Financials for November and December 2007 as presented.

1st Byron Raynie

2nd Brent Baker

The motion was passed unanimously.

Reserve True Up Letter

(Tab 3)

This agenda item was tabled.

SPC Recommendations

(Tab 4)

Motion was made to approve the recommendation to the Board by the Special Projects Committee to change the Bylaws implementing a “Plurality At Large” voting method.

1st Stan Willbanks

2nd Brent Baker

The motion was passed unanimously.

SPC Recommendations (Tab 4)

Motion was made to ask the Special Projects Committee to provide recommendations to the Board on the mechanics of structuring a 7 person Board (consisting of 4 resident Board members) and implementing by July 1, 2009.

1st Erik Jacobson

2nd Byron Raynie

The motion was passed with 4 members in favor, while Mr. Baker opposed.

SPC Charter (Tab 4)

Motion was made to approve amendments to the Special Project Committee charter as presented.

1st Stan Willbanks

2nd Erik Jacobson

The motion was passed unanimously.

Landscaped Maintained Homes Task Force (Tab 5)

Motion was made to amend the proposed Landscaped Maintained Homes Committee charter to reflect that committee members must reside in Maintained Homes to serve on this governance committee.

1st Byron Raynie

2nd Stan Willbanks

The motion was passed unanimously.

Landscaped Maintained Homes Task Force (Tab 5)

Motion was made to approve the proposed Landscaped Maintained Homes Committee as amended.

1st Stan Willbanks

2nd Brent Baker

The motion was passed unanimously.

Sole Sourcing Cowan Creek (Tab 6)

Motion was made to allow sole sourcing of Cowan Creek Golf Course to EAGL Management.

1st Stan Willbanks

2nd Byron Raynie

The motion was passed unanimously.

Elections Policy (Tab 7)

Motion was made to accept the Elections Policy amendments as presented.

1st Erik Jacobson

2nd Brent Baker

The motion was passed unanimously.

CA Rules & Regulations

(Tab 8)

This agenda item was tabled.

Emergency Planning Task Force

(Tab 9)

The motion was made to appoint the following as a Steering Committee for the purpose of writing a charter for consideration of a standing Emergency Planning Committee:
Earl Kilbride, Chris Vitera, Jim Hester, Bob Robinson, Harry Wiesner, Lena Sue Rozell, and Joe DeBell.

1st Stan Willbanks

2nd Erik Jacobson

The motion was passed unanimously.

Adjournment

The motion was made to adjourn the Board Meeting at 10:35a.m.

1st Stan Willbanks

2nd Byron Raynie

The motion was passed unanimously.

Date of Next Board Meeting:

The next meeting of the Sun City Texas Community Association Board of Directors will be held on March 27, 2008. The Board Workshops will be held on February 12, 2008 and March 13, 2008 in the Social Center Ballroom from 1-5pm.

Presented by Secretary, _____

Approved this _____ day of _____, 2008

Erik J. Jacobson, President