

**Tenaya Creek Homeowners Association
Budget Ratification Meeting
November 30, 2011**

Board Present

Pete Delicino – President

Pat Rozwod – Vice President/Treasurer

Barbara Matthews – Secretary

Jim Lamoreux – Director

Management

Don Lamers – Community Association Mgr.

Membership

List on File

Board Absent

Ray Maxwell – Director

Call to Order/Call for Quorum

The meeting was called to order by President, Pete Delicino at 5:00 PM, which was held in the offices of Kenyon and Associates, Inc., 645 Sierra Rose Dr. #105A Reno, NV. With four of the seven board members present a quorum was established.

Membership Open Forum – Agenda Items Only

No membership was in attendance.

2012 Budget Ratification

President, Pete Delicino read the following statement "NRS 116.31152 states that unless at that meeting a majority of all unit's owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the unit's owners ratify a subsequent budget proposed by the executive board." As no membership was present to oppose the adopted 2012 Budget the budget was deemed ratified by the membership. The budget called for assessments to increase to \$68.00 monthly.

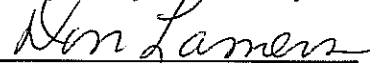
Membership Open Forum – Any Other Items

No members spoke at this time.

Adjournment

There being no more business to discuss, *Pete Delicino made a motion to adjourn the meeting to Executive Session at 5:01 PM. Pat Rozwod seconded the motion which carried unanimously.* Meeting adjourned.

Respectfully submitted by:



Don Lamers
Recording Secretary



Barbara Matthews
Board Secretary