

**POLO FIELDS HOMEOWNER'S ASSOCIATION**

**Board of Directors' Meeting  
April 25, 2012**

PRESENT: Gary Smith  
Dan Saldana  
Alan McGraw

ABSENT: Susan Byrne  
James Cordell

The initial meeting of the newly elected Board of Directors of the Polo Fields Homeowners' Association was held on Wednesday, April 25 at the home of Alan McGraw. The meeting commenced at 6:30 p.m.

The first order of business was the election of officers. With a quorum present and voting, a motion was made by Alan McGraw, and seconded by Dan Saldana, that Gary Smith would be the Chairman and Susan Byrne (per her phone acceptance) would be the Vice Chairman.

Alan McGraw, as the only Director who was on the previous HOA Advisory Committee, brought the new Directors up to date on previous discussions and meetings that he and the Polo Fields' attorney, Rich Hornung, had with David Greenberg and his counsel, Houston Oppenheimer, in preparation for the transition of control of the Association to the 955 residents. Various documents had been requested by Mr. Hornung from Mr. Greenberg, some of which were received and reviewed prior to the Homeowners' Transition Meeting at the Polo Fields Country Club at 6:00 p.m on April 23, 2012. Receipt of some remaining documents is still pending.

It was stated that an immediate objective would be to relocate the business office from downtown to somewhere closer to the Polo Fields. It was noted that \$9,000 in annual rent has been collected by David Greenberg for office space utilized by Barbara and Elizabeth. It was also mentioned that Barbara Kaelin had stated that the only equipment or furnishings belonging to the HOA is her computer. She was asked to make a list of items that will be needed for their new office.

The subject of maintaining the HOA's legal counsel was reviewed. Rich Hornung, who attended the Transition Meeting on behalf of the HOA, has been instrumental in transitioning the HOA from Greenberg to the residents. He has also served as one of three attorneys who file liens against Polo Fields' properties that are in default of paying their dues.

As it relates to the residents' payments of monthly social dues, it was noted that the Polo Fields Golf & Country Club management/ownership is obligated to give an accounting of how the social dues are being spent. Previously, this information has not been received or, at least, passed along to the residents. This reporting requirement will be discussed with the current Polo Fields Golf & Country Club ownership. (The Golf and Country Club are owned by Pacific Life, and managed by O.B. Sports. The HOA only collects social dues on behalf of Pacific Life).

A question arose about what vendor contracts are outstanding with the HOA. It was stated by Barbara Kaelin that there is only one contract, which is with Greenscapes for lawn maintenance. This is an annual contract.

A list of various needed committees will be determined, and each Board Member will chair one committee. Resident volunteers will be solicited to serve on these committees. A Communications Committee will be responsible for putting information on a website for viewing by all residents. There is an existing Polo Fields Community Association website, but who owns it needs to be determined. It was suggested that the Communications committee will also establish a newsletter and a bulletin board at the Country Club and that each Board Meeting minutes be available for viewing on the website. It was stated that Elizabeth knows how to make changes to the current website and that perhaps the new Directors names, phone numbers and e-mail addresses be included there.

Gary said that he will contact the Board Members to establish a date and time for the next meeting. It will be some time after Susan returns from out of town in early May. Meeting will be held at least once a month and likely more frequently during the transition period.

There being no further business, the meeting was adjourned at 6:45 p.m.