

Hoshi Terrace Homeowner Association
Annual Meeting
April 19, 2008
Selective Properties, Inc.
188 Highway 50, Zephyr Cove, Nevada 89448
3PM.

Agenda:

- I. Register Proxies
 - a. Establish quorum We need 16 units represented either present or by proxy.
- II. Call to Order
- III. Approval of Minutes of April 21, 2007

Old Business

- (1) Financial-Review Bank Accounts
 - a. Operating account balance
 - b. Reserve account balance
 - c. Delinquencies
 - d. Outstanding invoices received and not paid as yet
- (2) Review of 2007 Repairs & Capital Improvements
 - a. Carpeting
 - b. Painting
 - c. West Elevation Sliding Glass Door Replacement
 - d. Landscaping
 - e. Minor Vinyl Siding Repair & Replacement
 - f. Building Wi-Fi Status
- (3) Building Insurance
 - a. Building Insurance Deductible

New Business

- (4) Building Status
 - a. Contemplated 2008 Repairs & Capital Improvements

- Touch up Painting
- Interior Landscape Area
- Vinyl Siding Repair, Rear Door Entrance Area
- Exterior Balconies
- Creation of Storage Areas
- Compliance with TVHOA CC&R's

c. Funding of future Capital Improvements

- (5) Proposed 2008 Budget
 - a. Review of current dues structure
- (6) Web Site
- (7) Association Management
- (8) Officers and Directors
- (9) Other items - Open Discussion
- (10) Set date for next Board of Directors Meeting
- (11) Close meeting