

WESTLAKE POINTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
31200 OAK CREST DRIVE, WESTLAKE VILLAGE
January 19, 2010

CALL TO ORDER

The meeting of The Westlake Pointe Homeowners Association was called to order by the Board President Sal Stassi at 7:02 pm.

ROLL CALL

Board members present were Sal Stassi, Marty Weisman, Connie Ohagan, Gene Burke and Emam El-Hout. Also present was Cheri Conti and Adrian Rivas of Spectrum Property Services.

APPROVAL OF MINUTES

Gene Burke moved to approve the minutes from the November 17, 2009 meeting. Emam El-Hout seconded the motion. Motion Approved.

TREASURER'S REPORT

Treasurer's Report for the month ending December 2009.

Beginning Balance Operating	\$66,610.34
Cash Receipts	30,532.59
Cash Disbursements	(20,308.91)
Other (Transfer/Misc Income)	0.00
Interest	8.81
Operating Cash Balance	\$76,842.83
Beginning Balance Reserves	\$377,205.25
Cash Receipts	0.00
Disbursements	0.00
Other (Transfer/Misc.)	5,107.82
Interest	45.56
Reserve Account Balance	\$382,358.63
Budgeted Reserve Liabilities	(\$417,079.02)
Reserve Account Overage/Shortage	(34,720.39)

"I have reviewed all bank reconciliations for operating and reserve accounts as provided to me by Spectrum Property Services, in accordance with Title 6, Section 1365.5 of the California Civil Code."

COMMITTEE REPORTS

A. ARCHITECTURAL

B. LANDSCAPE

1. Marty made a motion to approve the installation of solar sync module to existing hunter sprinkler controller clock. Gene Burke seconded the motion. Motion Approved. Manager to inquire what the cost is to upgrade other sprinkler controller's through out the association.

2. Connie Ohagan made a motion to approve the beatification proposal for 32146 Canyon Crest in the amount of \$521.00. Sal Stassi seconded the motion. Motion approved.
3. Gene Burke made a motion to approve proposal to approve proposal to install 5 shrubs on slope across from 32108 Canyon Ridge in the amount of \$300.00. Emam El-Hout seconded the motion. Motion approved.

C. POOL/SPA

1. Manager to obtain a cost to replace the pool furniture and a second cost to re-strap instead of replace. Board requested additional information on the re-strapping proposal. Manager to follow up on this item.

D. NEWSLETTER

MANAGER'S REPORT

- A. Repair and Maintenance Log
- B. Violation Log
- C. Delinquency Report
- D. Correspondence

E. Parking & Security

1. Attending homeowner reported that security speeds through the complex during their patrol. Manager to notify Security that Board does not feel that this allows them to complete the job they were hired for and ask that this be corrected.

OLD BUSINESS

NEW BUSINESS

1. Marty Weisman made a motion to approve proposal from Steve Reich for earthquake insurance, coverage amount \$20,000,000, premium is \$39,173.00. Emam El-Hout seconded the motion. Gene Burke opposed. Motion approved

HOMEOWNERS FORUM

1. Arash Kiankhooy, 32124 Canyon Crest was present to offer his opinion and ask questions on several items of business.

NEXT MEETING

The Annual meeting will be held on March 16, 2010 at 7:00 at the City of Westlake Community Room, 31200 Oak Crest Drive, WLV.

The next meeting is scheduled to be held on April 20, 2010 at 7:00 at the City of Westlake Community Room, 31200 Oak Crest Drive, WLV.

ADJOURNMENT

Being there was no further business; the meeting was adjourned at 9:52pm.