

## **July 10, 2012 Board of Directors Meeting**

The meeting was called to order by Tim Young at **7:04** p.m. Board members are:

Tim Young, President - **Present**

Charissa Gant, Vice President - **Absent**

Carl Kennedy, Treasurer - **Present**

Joy Hurst, Secretary – **Present**

Rajesh Kewal, Director – **Absent**

**Also in attendance: Susan Levin, Alex Marquez**

### **APPROVAL OF THE MINUTES**

Motion:	<b>Motion to approve of the Minutes of June 12, 2012</b>
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Tim Young
Discussion, if any	
Approved:	Carl Kennedy, Tim Young
Abstained:	Joy Hurst
<b>Outcome:</b>	<b>Motion Carried</b>

### **COMMITTEE REPORTS**

Finance Committee (by Carl Kennedy): The association's finances appear to be in good order. Waste Management's rates increase will impact the budget by \$13,000 to \$16,000. It will be necessary to research the increase in Waste Management's rates again in April and May of 2013. The Committee welcomes all homeowners to join the Finance Meeting to discuss expenditures and their impact on HOA Dues. Next meeting will take place on Tuesday, July 24 at 6:30pm. The Committee will continue to work on the budget and see the impact of the Waste Management's rate increase once Marilyn Bell inputs the numbers. All members are encouraged to attend.

### **MANAGER'S REPORT**

Alex Marquez was introduced as the new Assistant HOA Manager.

All four dryers identified as being unsafe to operate have been repaired.

Two fountains in the south side have been dirtied by bark and mud. It is recommended that a letter be mailed to all residents in the south side informing them that the fountains will be drained and will not be refilled if this behavior continues. The cost associated to the cleaning of the fountains is to be referenced in the letter.

Antonio found some areas where the elastomeric coating on the roofs was peeling. All Seasons Roofing asserted that the peeling was due to the presence of moisture on the roof while the painting was taking place last summer. The roofers repaired the peeled areas. Antonio will pay attention to any additional peeling.

A Statcomm alarm in Building 8 indicated there was a disconnected firehorn. Notices were posted on all the unit doors. Resident in unit 103 came forth and admitted that he had removed his firehorn in order to paint. Statcomm is scheduled to come July 11, 2012 to repair the firehorn and verify the system is completely functional.

Serpico submitted a proposal to address the flooding around Buildings 7 & 8.

## **OPEN FORUM**

Carl explained that Reserve funds were necessary in order to pay for large maintenance items like painting or roof repairs. Reserves are also used to pay for insurance premiums that require large lump sums.

Resident stated that the elastomeric coatings on the roofs have helped with the heat, does not have turn on the fan as much, and believes that the temperature is about 10 degrees cooler on average.

Susan stated the two people were riding on mopeds at speeds beyond what is reasonable in the parking lot. Committee asked the office to look into the cost of installing 8 MPH signs, and whether MPH signage is listed in the municipal code. Signs would be posted on the fences and light poles. Depending on the cost, this signage may be listed as an agenda item in the next meeting.

Resident saw kids playing near the sprinkler heads on the north side lawns. If necessary, the resident can identify the kids. Another resident recommended the sprinklers should be timed at night and not during the mornings or evenings and questioned whether Serpico is able to get a handle on the sprinkler system. Carl suggested it may be time to look at another vendor.

Resident inquired about the possibility of the installation of a ventilation system in the hallways. The existing windows can be opened to allow for ventilation in all the hallways. Windows have window stops for child safety.

Resident asked about changing the outdoor lighting fixtures. Carl stated that the committee would need to seriously look into to changing the configuration of the light fixtures because of the impact on the architecture and the associated costs.

## **SPECIAL BOARD MEETING**

Issue:	Resolution to consider delay of repayment of funds transferred from Reserve Account to Operating Account – 2009 (\$51,013) and 2012 (\$48,301).
Motion:	To accept the Resolution for one more year as cash flow demonstrates the ability to pay back \$99,314 by July 10, 2013.
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
Outcome:	<b>Motion Carried</b>

## **OLD BUSINESS**

Issue:	Allied Trustee Assessment Lien Service
Motion:	To accept Allied's Service Agreement
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	Allied will be allowed to grant one extension to delinquent owners, but for not more than 30 days.
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	

<b>Outcome:</b>	<b>Motion Carried</b>
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Issue:	Batteries and Bulbs, emergency ballasts \$1,300.36
Motion:	To approve the purchase of emergency ballasts.
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Carl Kennedy
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	Reserve Analysis Consulting proposal for 2013 Study, \$2,350.00
Motion:	To approve the consulting proposal.
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

## NEW BUSINESS

Issue:	Premier Cleaning proposal for Tuesday-Saturday Shift.
Motion:	NOT approve Premier Cleaning proposal.
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	Treeco 2-year bi-monthly maintenance plan
Motion:	To approve 2-year bi-monthly maintenance plan as presented to include palm and assorted tree fertilization costs.
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	R&S proposal for two boxes of remotes for automatic driveways.
Motion:	To approve R&S proposal.
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Carl Kennedy
Discussion, if any	

Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	California Bank & Trust CD Renewal
Motion:	Approve and Increase the CD by \$40,000. Funds to come out of the Fremont Bank Reserve Account (Current balance \$372,388), and is to be converted into a Money Market account.
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	National Night Out participation August 7, 2012.
Motion:	Approve National Night Out participation with a budget of \$250.00 if we can get people to assist the office.
Motion by:	Carl Kennedy
2 <sup>nd</sup> by:	Joy Hurst
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	MR136 is delinquent.
Motion:	To authorize account for collection for MR136.
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Carl Kennedy
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Issue:	Serpico Irrigation Proposal
Motion:	To approve Serpico's irrigation proposal with the cost not to exceed \$1,571.00. (Reserves)
Motion by:	Joy Hurst
2 <sup>nd</sup> by:	Carl Kennedy
Discussion, if any	
Approved:	Carl Kennedy, Joy Hurst, Tim Young
Abstained:	
<b>Outcome:</b>	<b>Motion Carried</b>

Meeting was adjourned at 8:31 PM and the Board of Directors went into executive session where they discussed CC&R violations.