

**THE VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**January 24, 2008**

**MINUTES**

**CALL TO ORDER**

The meeting was called to order by board President Greg Tiritilli at 6:06 P.M.

**BOARD MEMBERS PRESENT**

President – Greg Tiritilli

Vice-President – Addy Bagnasco

Secretary – Jerry Howell

Treasurer – Ramon Pelayo

Member at Large – Gary Ohst

**OTHERS PRESENT**

Martha Olvera of Horizon Management

Four homeowners attended the meeting

**APPROVAL OF PRIOR MEETING MINUTES:**

**MOTION (GH/GT):** to approve the meeting minutes of the November 29, 2007 meeting. The motion carried.

**FINANCIAL REPORT:**

**MOTION (GT/AB):** to accept the November and December 2007 financial reports as submitted. The motion carried.

**ON SITE MANAGER'S REPORT:**

Lee King submitted the following report on his projects.

- The laundry rooms were painted.
- The crew treated for subterranean termites at TH685
- The 610 hallway skylight leak was repaired.
- Fire extinguishers were recharged and the fire alarm system was inspected.
- The electrical panel will be changed out next week and Lee will arrange with DK Electric to have the buss bars replaced at buildings 610, 630 and 660.

**OPEN FORUM:**

The following items were brought up in the open forum:

- An owner asked about the progress with the painting and balcony repairs.
- An owner complimented the board on the great job they are doing.
- Cable TV

**UPDATES:**

Greg Tiritilli updated the members on the following items:

- The FIOS infrastructure upgrade to the community offered by Verizon.
- The balcony and painting project. Gregg told the members that the board would be making a decision on how to proceed with the balcony railings and that the painting project would proceed in 2008 after a final contractor is selected.

**COMMITTEES:**

**Landscape:** Bennett will complete the Catalina corner landscaping.

**Social committee:** Will provide refreshments for the annual meeting in February.

**Architectural:** There was no report from the architectural committee.

**Resolution to record lien.** The board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owner of the property identified as Assessor's Parcel Number APN#7505-004-109. The owner, as of the date of this board meeting, has not requested internal dispute resolution (IDR). A majority of the board members voted to authorize Horizon Management Company or other designee to record a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection (including the fees and costs of preparing the lien against the owner of the property, fees for coordinating enforcement of the lien between designees, and attorneys' fees), if IDR is not requested and payment in full is not received by the Association. Thirty (30) days after recordation of the lien, if the delinquency persists, the board authorizes its designee to enforce the lien. The motion passed

**MOTION (JH/AB)** to record a lien against APN#7505-004-109. The motion passed with all members present in favor of taking the action.

**MOTION (RP/GT)** to allow an assessment payment extension for APN #7505-003-023 until February 7, 2008 and to continue with the lien process. The motion passed.

**MOTION (JH/AB)** to approve the option #1 earthquake proposal from Steve Segal insurance with a \$15,000,000 loss limit and a 20% deductible for a premium of \$78,608. Payment will be made up front in full with funds from the earthquake account. The motion passed.

**MOTION (GT/ JH)** to restore the balcony railings to their original design. Four members voted for and one against the action. The motion passed.

**MOTION (GO/RP)** to approve the Hichborn proposal to perform initial invasive testing and core layout adjacent to selected columns in the upper level garage slabs of buildings 630 and 640 at a cost not to exceed \$25,000. Payment for the services will be made from the earthquake fund. The motion passed.

**ADJOURNMENT AND NEXT MEETING.** The meeting adjourned at 8:30 P.M to executive session to discuss legal issues. The next meeting will be the annual meeting of the members to be held on February 28, 2008.