

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
October 20, 2009**

MINUTES

CALL TO ORDER

The meeting was called to order by Board President Jerry Howell at 6:06 PM.

BOARD MEMBERS PRESENT

Jerry Howell, President
Jonathan Nook, Vice-President
Ramon Pelayo, Treasurer
Greg Tiritilli, Secretary
Greg Rosicky, Member at large

OTHERS PRESENT

Martha Olvera of Horizon Management
Lee King, site manager
Ten owners attended the meeting.

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (JH/RP): to approve the meeting minutes of the September 15, September 29 and October 6, 2009 meeting. The motion carried.

FINANCIAL REPORTS:

The board reviewed and discussed the financial reports.

MOTION (GT/RP): to accept the September 2009 financial report as submitted. The motion carried.

Resolution to record lien. The board reviewed the Notice of Delinquent Assessment (pre-lien letters) sent to the owners of the properties identified as Assessor's Parcel Number's APN#7505-003-149; APN#7505-004-101 and APN#7505-004-129. The owners, as of the date of this board meeting, have 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 owners of the properties, 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 by the dates indicated on each individual's pre-lien letter. Thirty (30) days after recordation of the lien, if the delinquencies persist, the board authorizes its designee to enforce the liens.

MOTION (GT/JH): to record resolutions for APN#7505-003-149; APN#7505-004-101 and APN#7505-004-129. The motion passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

Lee King reported:

- Lee King reported that float valves were installed at the stream between 610, 620 and townhome 5 streams.
- Chicken wire was installed around the perimeter of the townhomes chimneys to keep birds and pests out.
- A new antenna was installed at the 620 building.

OPEN FORUM:

The following items were brought up in the open forum:

- Malcolm Morris addressed the Board regarding the legal complaint against the association that is affecting owners' ability to sell their homes.

- An owner asked the Board for a decision on a recent plumbing repair that was charged back to his account. He contends that the repair that took place was a common area issue.
- An owner asked about dogs in the common areas.
- An owner complained about owners bringing pets into the laundry rooms and using the machines to wash their pets' bedding.

COMMITTEE REPORTS:

- **Architectural:** no report was filed.
- **Landscape committee:** Earl Turner presented the Board with his concept for landscape improvements. The Board decided that Mr. Turner should work with the other committee members and perhaps with a landscape designer on an overall concept for the complex. The management company will obtain resources for the Board to interview/select.
- **Social committee:** No report was filed.

2010 Budget:

The Board was informed by management that the insurance broker advised that the premium for 2010 Earthquake insurance will be about 10% higher than last year's premium paid. The Board expressed their intent to consider borrowing from reserves to pay the premium in full in order to not incur financing fees.

MOTION (JH/GT): to approve the 2010 pro forma budget as prepared by the Board with no fees increase. The motion carried.

Year end financial review: The Board reviewed the proposal from Creighton Tevlin, CPA, to prepare the association's year end financial review and taxes.

MOTION (RP/JH): to accept the proposal from Creighton Tevlin, CPA, to prepare the association's year end financial review and taxes at a cost of \$1,400. The motion carried.

Ocean Friendly Landscape Program: Phil Regli spoke to the Board regarding the water reclamation grant for the weather based controller that includes a free audit, installation, controllers and associated components.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 8:10 P.M to executive session to discuss an outstanding legal matter and employee issues. The next board meeting will be held on November 17, 2009.