

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
November 17, 2009**

MINUTES

CALL TO ORDER

The meeting was called to order by Board President Jerry Howell at 6:09 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
Fifteen owners attended the meeting.
Verizon FIOS engineering team

VERIZON PRESENTATION

Verizon representatives addressed the Board and the members regarding the hardware for the FIOS upgrade systems.

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (GT/GR): to approve the meeting minutes of the October 20, 2009 meeting. The motion carried.

FINANCIAL REPORTS:

The board reviewed and discussed the financial reports.

MOTION (JH/GT): to accept the October 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#7505-003-029. 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 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. Thirty (30) days after recordation of the lien, if the delinquencies persist, the board authorizes its designee to enforce the liens.

MOTION (GT/JN): to record resolutions for APN#7505-003-029. The motion passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

Lee King reported:

- The crew installed new 36" florescent lights in 650 and 620 elevators.
- Rebuilt the Torrance sign at the 660 driveway.
- Installed a 24' copper pipe in the 640 garage where the water flows to the pool bathroom pipe.

OPEN FORUM:

The following items were brought up in the open forum:

- Malcolm Morris informed the Board that several owners have contacted him to complain about the legal complaint as it relates to their ability to sell or refinance their homes.
- Several owners expressed their concern about the litigation.
- An owner inquired about the status of the Ocean Club gym and facility access resolution.
- A few owners commended Lee King and his staff for a job well done at the complex.
- An owner wanted to know how many times the roof has been replaced during the life of the structure.
- A concerned owner inquired as to when damages from the roof repair will be handled.
- An owner informed the Board that the key to the fire pit at the pool area does not work.
- An owner asked if the association's rules and regulations allow for the use of charcoal lit BBQs at the community.

COMMITTEE REPORTS:

- **Architectural:** no report was filed.
- **Verizon FIOS:** no report was filed; instead the Verizon engineers updated the members regarding the upgrade.
- **Landscape committee:** no report was filed.

Landscape: the Board reviewed Bennett Landscape's enhancement proposal for the area located between the 610 and 620 buildings. The Board tabled any decision making until after they review photos of the plants that are proposed to be used, and after they receive other bids from other landscape companies.

Swimming Pool repairs:

The Board discussed the swimming pool repairs and remodel. The repairs are slated to take place in February or March 2010. The pool will be drained to take care of the VGA compliance (drain modification) and tile replacements will also take place. The plan will also include replacement of the wooden structure near the pool area.

Earthquake premium payment option:

The Board discussed the payment options for the Earthquake premium that will be due in January, 2010; they decided that the association will borrow from reserves to pay for the Earthquake premium.

MOTION (JH/GR): to borrow from reserves to pay for the earthquake policy premium and to payback the reserves account within twelve months. The motion carried.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 7:36 P.M to executive session to discuss an outstanding legal matter and employee issues. The next board meeting will be held on January 19, 2010.