

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
November 3, 2008**

MINUTES

CALL TO ORDER

The meeting was called to order by board President Greg Tiritilli at 6:00 P.M.

BOARD MEMBERS PRESENT

Greg Tiritilli, President
Addy Bagnasco, Vice-President
Ramon Pelayo, Treasurer
Jonathan Nook, Member at large
Larry Hannah, Secretary

OTHERS PRESENT

Martha Olvera of Horizon Management
Twenty homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (AB/JN): to approve with corrections the meeting minutes of the September 22, 2008 meeting. The motion carried.

FINANCIAL REPORT:

MOTION (RP/AB): to accept the September 2008 financial report as submitted. Additionally, the board decided to move \$50,000 from Excel National Bank to Luther Burbank Savings. The motion carried.

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 #7505-003- 133. 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.

MOTION (AB/JN): to record resolutions for APN #7505-003-133. The motions passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

- Lee King reported to the Board that it's time to buy shirts for employees.
- Lee suggested that the Association remove the bridge in front of building 630 and put concrete in its place as the wood continues to rot and gets expensive to replace; the board agreed.

OPEN FORUM:

The following items were brought up in the open forum:

- An owner complimented the paint color selection and the job that is being conducted.
- An owner asked if an independent person is inspecting the paint job/project. Jonathan Nook advised everyone that the paint job has a ten year warranty and the quality of the paint is the highest quality available from ICI paints.
- An owner commented that the “paint survey” that was distributed to owners was not well considered by the board.

COMMITTEE REPORTS:

There were no reports from the landscape, social or architectural committees.

Architectural and Painting project: the painting project committee members responded to questions by homeowners that were present regarding the selection of the building paint colors. Owners will be asked via notice in the billing statement to post a note at Lee’s office or to E-mail Board member Jonathan Nook with any concerns about the quality of the paint job that is being conducted. The comments will then be filtered to the painting contractors.

Verizon FIOS upgrade: Robert Luce from Verizon spoke to the members about the VIOS fiber optics upgrade. The marketing offer is one that will provide the Association a one time payment of \$50 per unit. In exchange Verizon may have access to the Association’s owners list so that they may contact owners to offer Verizon services and products.

Laundry services: New dryers will be installed ASAP by WEB; the washers will be replaced in two years. The price of a wash will increase from \$.75 to \$1.00. The dryer services will cost \$.25 for each 10 minutes; new pricing will take effect December 1. Owners will be notified through the billing statement and the HOA’s web site.

MOTION: (GT/LH) to approve the purchase of two shirts for each of the employees for a total cost of \$400. The motion carried.

MOTION: (GT/AB) to accept the reserve study as prepared by RDA. The motion carried.

MOTION: (GT/AB) to accept the 2009 budget with a \$17.00 per unit fee increase for 2009. The reserves monthly investment number will be \$18,060 for 2009. The motion carried.

MOTION: (AB/GT) to accept the CMS bid to make the repairs to the TH6 below grade waterproofing. Lee King will forward the final proposal. The motion carried.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 9:00 P.M to executive session to discuss third party contracts, homeowner disciplinary issues and legal issues. The next board meeting will be held January 20, 2009.