

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
March 31, 2008**

MINUTES

CALL TO ORDER

The meeting was called to order by board President Greg Tiritilli at 6:07 P.M.

BOARD MEMBERS PRESENT

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

BOARD MEMBER ABSENT

Larry Hannah, Secretary

OTHERS PRESENT

Martha Olvera of Horizon Management
Twenty three homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (AB/RP): to approve the meeting minutes of the January 24, 2008 meeting. The motion carried.

FINANCIAL REPORT:

MOTION (GT/JN): to accept the January and February 2008 financial reports as submitted. The motion carried.

RECORD LIENS:

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 APN#7505-004-087 and APN#7505-004-133. 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 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 (GT/AB) to record a lien against Assessor's Parcel Number APN#7505-004-087 and APN#7505-004-133. The motion passed with all members present in favor of taking the action.

ON SITE MANAGER'S REPORT:

Lee King submitted the following report on his projects.
The crew is working on the posts and rails; and they will start working on the palm trees grooming and estimate that the job will take two weeks to complete

OPEN FORUM:

The following items were brought up in the open forum:

- The balcony railings and the picket/slat size was discussed.
- An owner expressed that those that have changed their front doors to different color than standard should be fined for making unauthorized changes.
- Elevator breakdowns at the 630 building.

UPDATES:

Greg Tiritilli updated the members on the following items:

- The Verizon FIOS infrastructure upgrade to the community has been accepted by the Association by homeowner vote at the annual meeting that was held in February.
- Gregg Tiritilli and Jonathan Nook addressed the members regarding the size of the balcony railings. The Board had made a decision last year to replace to the original 2” sized slats/ pickets of the railing bars. The Board expects to pursue the painting project this fiscal year.
- Hichborn report – the Board is waiting to hear back from Mr. Hichborn on the testing that was conducted on the garage level slabs.

COMMITTEES:

Landscape: Addy reported that the committee will process the necessary paperwork for a Beautification grant from the City.

Social committee: No report was submitted from the social committee.

Architectural: There was no report from the architectural committee.

MOTION (GT/JN) to have the Village file as a corporation for the fiscal year ended December 2007 along with an explanation that the Association is making an additional investment of \$1,000 a month to reserves to increase the reserves account. The motion passed.

MOTION (GT/RP) to accept the 2007 year end financial summary as prepared by Creighton Tevlin, CPA. The motion passed.

MOTION (GT/JN) to approve the Verizon FIOS agreement that will allow Verizon to conduct a survey that Verizon will present to the Board for approval for the installation of infrastructure for fiber optics. The marketing contract will have a five year commitment. The motion passed.

MOTION (GT/AB) to ratify the Board’s earlier decision to engage Palos Verdes Engineering Services to provide the Board with CADD plans, drainage improvement details, building department corrections, if required and up to three on site meetings at an estimated cost of \$4,100 plus hourly if needed. The motion passed.

MOTION (GT/AB) to move ahead with obtaining bids for repairs to the TH6 building per the specifications that were delivered to the Board by PV Engineering. A minimum of three bids will be obtained for the Board to consider. The motion passed.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 8:30 P.M to executive session to discuss legal issues. The next Board meeting will be held on April 28, 2008.