

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
April 21, 2009**

MINUTES

CALL TO ORDER

The meeting was called to order by board President Jerry Howell at 6:34 P.M.

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
Twelve homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (GT/GH): to approve the meeting minutes of the January 6, February 24, and April 7, 2009 meetings. The motion carried.

FINANCIAL REPORTS:

The board reviewed and discussed the financial reports.

MOTION (GT/JN): to accept the January, February and March 2009 financial report as submitted.

Resolution to record liens. 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 #7505-003- 105, APN #7505-003- 031, and APN #7505-003- 144 majority of the board members voted to authorize Horizon Management Company or other designee to record liens for the amount of any delinquent assessments, late charges, interest and/or costs of collection (including the fees and costs of preparing the liens against the owners of the properties, fees for coordinating enforcement of the liens 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/RP): to record resolutions for APN #7505-003- 105, APN #7505-003- 031 and APN #7505-003- 144. The motions passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

Lee King reported:

- The crew took out some plants and ivy around Torrance Boulevard and the 660 building; they also installed a new sprinkler system.
- A new drain system was installed at TH6.
- The crew broke the walkway paths, took out roots and put the concrete back in.
- One third of the fences have been repaired.

OPEN FORUM:

The following items were brought up in the open forum:

- An owner asked about installing a vegetable garden near TH5.
- An owner complained that the streams at the townhouses need to be cleaned.
- An owner brought a petition to the Board regarding installing surveillance in the garages.
- An owner reported that there is a hole in the ceiling of the 630 building near the elevator.
- A few owners wished the Board luck with the new fiscal year.
- An owner asked the Board to install a mirror in the garage in the 640 building; Lee King will handle.

COMMITTEE REPORTS:

There were no committee reports.

MANAGEMENT REPORT:

Adopt Policy Changes to the Association's Rules & Regulations related to:

1) HOA Confidentiality Clause when owner's request the member list from the Association; 2) Owners' Contact with Contractors, limiting owner contact with Association hired contractors and 3) Indemnity Agreement related to protect the Association and its members from any claims, damages, losses or liens that may arise out of owners' modifications, remodeling and other construction.

MOTION: (RP/GT) to adopt new rules related to HOA Confidentiality clause as it relates to owner's requests for the Association's homeowner list; Contact with contractors and Indemnity agreement related to remodels, construction and unit modifications. Owners will be informed by mail of the new rules; the rules will take effect May 1, 2009. The motion carried.

Year end financial report:

MOTION: (GT/JN) to accept the year end financial report as prepared by Creighton Tevlin, CPA. The motion carried.

Ad hoc Roof Replacement committee:

The Board and Lee King will be members of an ad hoc committee for roof replacement. The Board decided not to enjoin an owner that requested to join committee because of pending legal issues with the party.

MOTION: (GT/JH) to form an ad hoc "roofing replacement" committee. The motion carried.

Waterproof system on garage slabs – Jerry Howell and Jonathan Nook reported that they conducted some research and determined that the same material used at the Pier may be used at the complex by the crew at a lower cost. Greg informed the Board that Mr. Hichborn the structural engineer that the Association hired indicated in his report to the Board that there is a structural issue with the garage. Mr. Hichborn recommended strengthening the structure and sealing the cracks so that the pooling of water is eliminated. His recommendations would take care of the structural issues along with waterproofing. Greg suggested that the Board allow Hichborn to draw up a repair recommendation.

MOTION: (JH/JN) to get a second engineering opinion on the garage slab waterproofing. Ask Mr. Hichborn how much he'll charge for the repair proposal to the garage slabs and how soon can he provide the Board with the proposal. The motion carried. Additionally, two other engineers recommended by Draeger Construction will be asked to review the engineering report and provide their opinion on the report. If they believe that repair proposals are in order they will be asked to provide them to the Board.

Pool drain compliance – the board discussed the Federal pool compliance mandate as it relates to the Virginia Graeme Baker Act and decided to get pool proposals ASAP to bring the pool to compliance. The work should specifications should include replacing the tiles, resurfacing the pool, and replacing the handrails.

Verizon FIOS update – Lee King advised the Board that he is in contact with Verizon engineers. They indicated to him that they will be ready to install fiber in a few weeks. The Board asked Lee to get the specifications from Verizon for them to review first.

Maintenance – the Board discussed the boiler maintenance schedule; Lee King advised that the schedule is posted in the site office.

Insurance – the Board briefly discussed the Employment Practices Insurance and decided to table decision making until the next Board meeting.

HOA Web Site – Jonathan Nook advised the Board that the current web site is not very user friendly and in his opinion needs updating. Jonathan will work with Horizon Management Company web master or designate from TOPS to see if the site can be updated/managed without incurring additional costs to the HOA; if not Jonathan will ask the Board to consider moving the site to another service provider.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 9:05 P.M to executive session to discuss legal matters. The next board meeting will be held May 19, 2009.