

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 28, 2008

MINUTES

CALL TO ORDER

The meeting was called to order by board President Greg Tiritilli at 6:05 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
Ten homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (AB/JN): to approve with corrections, the meeting minutes of the March 31, 2008 meeting. The motion carried.

FINANCIAL REPORT:

MOTION (LH/GT): to accept the March 2008 financial report as submitted. The motion carried.

ON SITE MANAGER'S REPORT:

Lee King submitted the following report on his projects.

- The crew is continuing work on the re-spacing of the balcony pickets.
- Lee indicated that he and his crew would take approximately twelve weeks to finish the balcony picket repairs.
- The third floor carpeting at buildings 640 and 660 cannot be kept clean by the crews because owners are not helping to keep the carpets clean afterwards.
- Lee will speak to the Paint Contractor as to when plans to start, in relation to Lee's on-going balcony renovation and re-spacing. He will be also reviewing the Village work schedule/progress of the buildings with Premier, to coordinate the effort.

OPEN FORUM:

The following items were brought up in the open forum:

- An owner wants to know about the balcony and painting projects.
- An owner wanted to know from the Board when the water/plumbing leak in their closet will be repaired/discovered.
- An owner mentioned that a sign in the common area has a "typo" error.
- An owner asked about the buss bar replacements, Lee indicated that one panel has been replaced and that the buss bars at buildings will be replaced starting the first week of May.

COMMITTEE REPORTS:

Landscape: The Association is waiting for a check to come in from the City for \$2,000 for the Beautification grant. The committee plans to have a schematic ready to formally present to the Board by the middle of June.

Social committee: Addy Bagnasco informed everyone that plans are in place for the annual Memorial Day party.

Architectural: Jerry Howell, Ramon Pelayo, Jonathan Nook and Lee King will be on the architectural committee. There was no report from the architectural committee.

Painting committee: The Board will act as the painting committee

Painting project:

The Board will act as the painting committee. The Board discussed the need to move on the painting project; the Board members will get together this week to review the paint color options. Then they will determine the project start date and execute the contract with the paint contractor. The Board has also decided to re-bid the painting project due to slowing market conditions.

MOTION (GT/AB): to appoint the Board as the painting committee. The motion passed.

Townhouse 6 repairs:

The board discussed the Townhouse 6 repairs and proposals for repairs. The Board is waiting to review proposals from a few contractors before deciding on the repair. The repair will be handled sometime after July 1, 2008.

MOTION (GT/LH): to ratify the results of the picket survey that owners returned on April 18. The final survey results indicated sixty owners for the 2-inch spacing and one hundred seven owners for the 4-inch spacing. Therefore, the Board decided to go with the 4" pickets spacing. The motion passed.

MOTION (GT/JN) to accept the Association's CPA, Creighton Tevlin's representation letter for information he included in the Association's year-end financial summary report. The motion passed.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 8:00 P.M to executive session to discuss legal issues. The next Board meeting will be held on May 27, 2008.