

**THE VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 19, 2009**

**MINUTES**

**CALL TO ORDER**

The meeting was called to order by board President Jerry Howell at 6:06 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  
Fifteen homeowners attended the meeting

**APPROVAL OF PRIOR MEETING MINUTES:**

**MOTION (GT/JN):** to approve the meeting minutes of the April 21, 2009 meetings. The motion carried.

**FINANCIAL REPORTS:**

The board reviewed and discussed the financial reports.

**MOTION (JH/RP):** to accept the April 2009 financial report as submitted.

**Announcement:**

Greg Tiritilli announced to the Board and members that a lawsuit was served to him in person at the Board meeting whereby Leslie Fiske is suing the Association and its Board. The Association will forward the complaint to their legal counsel. Greg also informed everyone that the HOA was named in the complaint and that he, Gregory Tiritilli, an individual was also named in the complaint as a defendant.

**ON SITE MANAGER'S REPORT:**

Lee King reported:

- Lee reported that the crew recently cleaned the stream at the TH5 area.
- The crew is completing the last third portion of painting the Torrance fence and the lower wall.
- A new TV antenna will be installed at the 650 building.

**OPEN FORUM:**

The following items were brought up in the open forum:

- An owner asked if the BBQ in front of Townhouse's is needed; he mentioned that recently he noticed flames coming out of pit.
- An owner complimented the crew and indicated that the fence looks great.
- An owner suggested that all owners be advised not to let strangers through the gates, doors.
- Several owners asked about access to the facilities at the Ocean Club Apartments.
- An owner reported on her review of the Association's financial records as they relate to employees.
- An owner commented on the landscaping and suggested that the landscape needs improvement.

**COMMITTEE REPORTS:**

There were no committee reports; however, some owners expressed their interest in joining the landscape committee.  
**MOTION: (JH/RP)** to appoint Earl Turner and Joanne Newman to the Landscape committee. The motion carried.

**MANAGEMENT REPORT:**

Annual Reserve Study update for 2009/2010:

**MOTION: (GT/JN)** to accept the reserve study update proposal from RDA at a cost of \$1,695. The motion carried.

**Employment Practices Insurance:**

The Board discussed the employment practices insurance policy proposal from Steve Segal Insurance and decided not to accept the Employee practices insurance policy at this time.

**Ocean Club Facilities:**

The Board shared with the members their receipt and review of the correspondence they received from Lyon Management Group, Inc. regarding the Village Condominium Owners Association's usage of the gym and club facilities at the Ocean Club Apartments. The document has been turned over to the Association's attorney who reviewed the document in relationship to the Village Condominium Owners Association's original agreement with the Ocean Club. The Board has asked the Association's counsel to respond to the Lyon proposal. Owners will be appraised as information is updated.

**Roofing project:**

Jerry Howell informed the members that the Board will be reviewing the re-roofing proposals that they just received, the Board will be discussing them in executive session as these are third party contracts.

**Security Company for July:**

**MOTION: (GR/RP)** to accept Pacific as the security patrol for the pool area for the summer time period beginning July 4 weekend. They will be engaged for 4 hours per day each weekend date from Noon to 4PM between July 4 and Labor Day. Pacific will be asked to provide the same three people to the complex for the time period specified above. The motion carried.

**Parking and parking enforcement:**

The Board discussed the parking and parking enforcement policy and the distribution of parking tags and parking rules. The management company will be asked to send the items to all owners through the June billing system.

**Waterproof system on garage slabs** – Geoffrey Hichborn and David Kuivanen from Simpson Gumpertz & Heger have been contacted to provide the Board with repair proposals. Peterson Lambert has yet to respond and will be contacted again for his interest in the project.

**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.

**Verizon FIOS update** – Lee King advised the Board that he has not heard back from Verizon. The Board will invite Verizon to the July BOD meeting. Verizon will be asked to provide the Board with the engineer's wiring distribution plan ahead of the meeting.

**HOA Web Site** – Jonathan Nook advised the Board that the new web site is up and running.

**ADJOURNMENT AND NEXT MEETING.** The meeting adjourned at 8:35 P.M to executive session to discuss legal matter and third party contract. The next board meeting will be held on June 16, 2009.