

**THE VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 27, 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

**BOARD MEMBER ABSENT**

Larry Hannah, Secretary

**OTHERS PRESENT**

Martha Olvera of Horizon Management  
Five homeowners attended the meeting

**APPROVAL OF PRIOR MEETING MINUTES:**

**MOTION (AB/JN):** to approve with corrections the meeting minutes of the April 28, 2008 meeting. The motion carried.

**FINANCIAL REPORT:**

**MOTION (AB/RP):** to accept the April 2008 financial report as submitted. The motion carried.

**MOTION (AB/RP)** to move \$98,000 from Excel National Bank into a Bank of America CD money market account that will yield 2.35% interest rate, and to put \$13,953.90 from Country Wide to Washington Mutual money market as soon as the monies are received from CountryWide.

**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 #7505-004-109 and APN# 7505-004-134. 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 liens 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 owners of the properties, 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 (GT/JN):** to record resolutions for APN #7505-004-109 and APN# 7505-004-134. The motions passed with all Board members in attendance agreeing to the action.

**MOTION (AB/GT):** to deny an owner's request to waive late fees on their account due to miscommunication.

**MOTION (GT/JN):** to deny an owners request that they bring their assessment account up to date with their June payment. No late fees that accrue will be forgiven.

**ON SITE MANAGER'S REPORT:**

Lee King submitted the following report on his projects.

- Lee reported that the crew is repairing up to six balconies per day.
- Lee will contact Premier Painting and set up a meeting for them to meet with the Board next week.

**Hichborn Engineering report:** The Board discussed the incomplete report from Hichborn Engineering. Mr. Hichborn indicated that more results and a final report are forthcoming.

**OPEN FORUM:**

The following items were brought up in the open forum:

- An owner expressed their appreciation to the Board and to Lee King and his crew for the maintenance of the property.

**COMMITTEE REPORTS:**

**Landscape:** There was no report from the Landscape committee.

**Social committee:** Addy Bagnasco and Greg Tiritilli informed everyone that the Memorial Day party was a success.

**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 project:**

The Board will arrange a meeting with Premier Painting as soon as possible to discuss the project start date and other details. They will also re-visit the painting contract and provisions with Premier when they meet with them.

**Satellite Dishes:** Greg Tiritilli shared copies of the FCC's question and answer information sheet with owners. He indicated that according to the Davis~Sterling legal web site, for condominiums, owners may install satellite dishes on their patios or balconies. Condominium associations can prohibit anything that extends beyond the balcony boundaries, including installations on balcony railings. Further, if an owner does not have an exclusive use balcony or patio, the association is not obligated to provide a place to install an antenna. Satellite dish installations at the association should be approved by the Board and coordinated with the on site manager. If an owner has a contest with the Board's decisions then they should contact the FCC with their complaint.

The Board discussed homeowner correspondence that included two requests for reimbursements.

**MOTION (JN/AB):** to deny an owner's request that he be reimbursed for repairs made to his vehicles tires from nails at the property from the balcony repairs. Another owner request for reimbursement for a new breaker for an owner's unit was denied, as this is an owner's responsibility. The motions carried.

**ADJOURNMENT AND NEXT MEETING.** The meeting adjourned at 8:00 P.M to executive session to discuss legal issues with the tenant of unit 630-117. The next meeting will be held on Monday June 23, 2008.