

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
June 16, 2009**

MINUTES

CALL TO ORDER

The meeting was called to order by board President Jerry Howell at 6:07 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
Thirteen homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (JH/GT): to approve the meeting minutes of the May 19, 2009 meeting. The motion carried.

FINANCIAL REPORTS:

The board reviewed and discussed the financial reports.

MOTION (GT/JN): to accept the May 2009 financial report as submitted. The motion carried.

The Board discussed the bad debt that is currently being carried on the Association's books.

MOTION: (GR/GT) to write off bad debt in the amount of \$2,008.29. The motion carried.

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- 016; APN #7505-003- 038; APN #7505-003-130; APN #7505-004-133; APN #7505-003-149; APN #7505-003-105 and APN #7505-004- 134 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/GR): to record resolutions for APN #7505-003- 016; APN #7505-003- 038; APN #7505-003-130; APN #7505-004-133; APN #7505-003-149; APN #7505-003-105 and APN #7505-004- 134. The motions passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

Lee King reported:

- Lee reported that the crew recently replaced roof doors at buildings 540, 630, 650 and made repairs to 660.
- Installed a ninety minute fire door at 640 garage building
- Have approximately twenty more feet of fencing to replace at Torrance Blvd.
- The crew installed a new TV antennae at 650 building

- Some lights at pool area were replaced.

OPEN FORUM:

The following items were brought up in the open forum:

- Several owners asked for an update on the facilities access at the Ocean Club Apartments.
- An owner reported that she didn't have cold water this afternoon.
- An owner asked if the Association could step up its recycling program.
- An owner commented to the Board that they are disappointed that their architectural modification was not approved by the Board.
- An owner gave the Board some suggestions for the landscaped common areas
- An owner says that the lighter grids are not working on the gas grill.

COMMITTEE REPORTS:

- Social committee: Addy reported that there is a plan for the 4th of July party.
- Architectural committee: no report was submitted.
- Landscape committee: \$2,000 was reimbursed to the Association from the City of Redondo Beach beautification grant. Earl Turner submitted his report to the Board.
- Roof replacement committee: Jerry Howell informed everyone that the executive committee interviewed the two final contractors for consideration for the roof replacement project.

MANAGEMENT REPORT:

The Board discussed the ad hoc roofing committee's report regarding roofing contractors.

MOTION: (RP/JN) to offer Mutual Roofing the roof replacement project at a cost of \$383,400 plus the cost of the permits and the coping. The job will consist of removing and a fifteen year bonded roof. The HOA will have a fifteen year guarantee from the manufacturer. The motion carried. A contract will be signed within thirty days and the re-roofing will begin approximately mid-July.

Ocean Club Facilities:

The Board reported to the members that the issue regarding the Village Condominium Owners Association's usage of the gym and club facilities at the Ocean Club Apartments is being handled aggressively by the Association's legal counsel to the fullest extent of the law. In the meantime, owners are encouraged to continue to refrain from approaching the Ocean Club or its personnel until the matter is legally resolved.

Virginia Graeme Baker Pool drain compliance – the board discussed the Federal pool compliance mandate as it relates to the Virginia Graeme Baker Act. Based on Los Angeles County's guidelines, the Board decided to postpone the work until 2010 when the Association will remodel and drain the pool at that time and bring the pool to VGB compliance.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 8:16 P.M to executive session to discuss legal matters. The next board meeting will be held on July 21, 2009.