

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
June 30, 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
Larry Hannah, Secretary
Ramon Pelayo, Treasurer
Jonathan Nook, Member at large

OTHERS PRESENT

Martha Olvera of Horizon Management
Five homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (GT/AB): to approve with corrections the meeting minutes of the May27 2008 meeting. The motion carried.

FINANCIAL REPORT:

MOTION (GT/RP): to accept the May 2008 financial report as submitted. The motion carried.
The Board also agreed to take \$24,000 from the Excel Money Market account and deposit it in the Wachovia MM account that was opened on June 26, 2008

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 #7505-003-127. The owner, as of the date of this board meeting, has not requested internal dispute resolution (IDR). A majority of the board members voted to authorize Horizon Management Company or other designee to record a lien 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 owner of the property, 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 (LH/GT): to record resolutions for APN #7505-003-127. The motion passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

Lee King submitted the following report on his projects.

- The pool heater continues to break down and he recommends that it should be replaced if it breaks down again.
- Draeger Construction will deliver the change order for the repair to the parapet area of bldg. 620 sometime this week.
- The balcony railing repairs are on schedule.
- Lee gave the Board proposals for a new fire alarm company

- **Hichborn Engineering report:** The Board is waiting for the Hichborn Engineering report, Greg Tiritilli will contact Hichborn's office to find out the status of the report.

OPEN FORUM:

The following items were brought up in the open forum:

- An owner asked for an update on the balcony railing repairs.
- An owner mentioned that the west door of the lobby in building 660 doesn't close.
- A concerned owner mentioned that the BBQ's are dirty.

COMMITTEE REPORTS:

There were no reports from the Landscape, social or architectural committees.

Painting project: Jonathan Nook will provide the paint color samples to members via the HOA's web site. The Board will arrange Webinar informational meetings regarding the paint project.

Satellite Dishes: Owners in violation of the Association's satellite dish policy and rules and regulations will be contacted by mail and asked to cure the violations.

MOTION: (GT/AB) to accept the COSCO Fire Protection alarm-monitoring contract for a cost of \$75.00 a month and a \$250 set up fee. The motion carried.

MOTION: (LH/AB) to approve the engagement of a security company, if needed, to monitor the pool entry area if it's deemed necessary by the Board.

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 July 28, 2008.