

**THE VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**July 21, 2009**

**MINUTES**

**CALL TO ORDER**

The meeting was called to order by Vice-President Jonathan Nook at 6:05 P.M.

**BOARD MEMBERS PRESENT**

Jonathan Nook, Vice-President  
Ramon Pelayo, Treasurer  
Greg Tiritilli, Secretary  
Greg Rosicky, Member at large

**BOARD MEMBERS ABSENT**

Jerry Howell, President

**OTHERS PRESENT**

Martha Olvera of Horizon Management  
Eight homeowners attended the meeting

**APPROVAL OF PRIOR MEETING MINUTES:**

**MOTION (GT/JN):** to approve the meeting minutes of the June 23, 2009 meeting. The motion carried.

**FINANCIAL REPORTS:**

The board reviewed and discussed the financial reports.

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

The Board agreed that the CD at California National Bank should be deposited in the Excel money market when it matures on July 18, 2009, the monies should be used to pay for the roofing project.

**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#7505-004-139; APN#7505-003-029, APN#7505-003-149 and APN#7505-003-121. 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 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/RP):** to record resolutions for APN#7505-004-139; APN#7505-003-029, APN#7505-003-149 and APN#7505-003-121. 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 crews are painting metal coping on roof.
- Roof project going well, there is not much replacement wood needed.
- Boiler water pump in 640 had leak, a new mechanical seal was installed.

**OPEN FORUM:**

The following items were brought up in the open forum:

- Roy Sykes asked about Architectural guidelines for the HOA and about the Board's progress on a simplified process. His concern is that owners are making illegal modifications without the Board being aware of such modifications.
- Owners asked for an update on the facilities access at the Ocean Club Apartments.
- An owner asked if the pool guard can also monitor the parking garage area.
- An owner complimented the look of the fences that were replaced at the front.
- An owner commented on the recent false fire alarm issues.

- An owner asked if a common area window at building 630 can be opened to allow more air through the hallway.

#### **COMMITTEE REPORTS:**

- Social committee: Addy reported that there was a fourth of July party that was successful. A Labor Day party is planned.
- Architectural committee: no report was submitted.
- Landscape committee: no report was submitted.

#### **MANAGEMENT REPORT:**

##### **Ocean Club Facilities usage update:**

Jonathan Nook informed the members that the HOA's legal counsel is still working with Ocean Club's legal department to obtain a permanent resolution to the ongoing Ocean Club's facilities usage issue.

##### **Gate entry code change:**

The Board discussed the need to change the gate entry code. Effective September 9, owners will need to change the code on their gate opener; everyone will be notified with the August billing system.

##### **Fidelity Bond Insurance:**

The Board discussed the fidelity bond insurance renewal proposal and asked the management company to ask CID if they could provide a policy with reduced limits and a lower premium.

##### **Reserve study and 1<sup>st</sup> draft budget:**

The board briefly reviewed the reserve study high level summary and the 1<sup>st</sup> draft budget prepared Horizon Management Company's CFO Sue Nelson. The Board agreed to meet with Sue Nelson in a separate budget preparation meeting sometime in August or September.

**ADJOURNMENT AND NEXT MEETING.** The meeting adjourned at 7:45 P.M to executive session to discuss third party contracts and some legal matters. The next board meeting will be held on August 18, 2009.