

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
August 18, 2009**

MINUTES

CALL TO ORDER

The meeting was called to order by Board President Jerry Howell at 6:05 PM.

BOARD MEMBERS PRESENT

Jerry Howell, President
Jonathan Nook, Vice-President
Ramon Pelayo, Treasurer
Greg Tiritilli, Secretary

BOARD MEMBER ABSENT

Greg Rosicky, Member at large

OTHERS PRESENT

Martha Olvera of Horizon Management
Lee King, site manager
Ten homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

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

FINANCIAL REPORTS:

The board reviewed and discussed the financial reports.

MOTION (JH/GT): to accept the July 2009 financial report as submitted. 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#7505-003-146; APN#7505-003-127, APN#7505-003-121, APN#7505-004-133 and APN#7505-003-018. 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#7505-003-146; APN#7505-003-127, APN#7505-003-121, APN#7505-004-133 and APN#7505-003-018. 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 repaired a pinhole leak in pipe going into boiler at the 610 Building
- Verizon putting in FIOS cable, they may be prepared to start installing lines into each unit. It was noted by Jonathan Nook, who recently met with Verizon representatives and engineers at the complex that the HOA is still working with Verizon on the inside cabling infrastructure plans. The Association may also be surveying owners to determine what best suits them.

OPEN FORUM:

The following items were brought up in the open forum:

- An owner asked about the roof repairs.
- An owner requested copies of some of the HOA's contracts with third party vendors.
- The windows on the West end of the buildings are rusted and need to be scraped and painted.
- An owner asked about the painting of the trim by the doors.
- An owner asked if the Palm trees will be trimmed this year.

- Some owners asked for an update regarding the usage of Ocean Club facilities.

COMMITTEE REPORTS:

- **Social committee:** Addy Bagnasco was unable to attend in person but provided a written report that Village Annual Labor Day Party is planned for Monday September 7. The party notices will be posted the last week of August. A working meeting of the committee is scheduled for Sat August 22 at 10 AM to inventory materials and supplies and to finalize purchasing assignments.
- Architectural committee: no report was submitted.
- **Landscape committee:** areas in front of 610, 620 and 630 are next for L/S improvements. GT recommended to Earl Turner that the new committee members should interface with former l/s committee members to get an idea of what is reasonable. Addy was unable to attend in person but provided a written report that regarding the Landscape Grant filing for 2010, the City has canceled this program due to the existing budget crunch. This line item should be removed from the 2010 budget.

MANAGEMENT REPORT:

Consent Calendar items:

MOTION (GT/JN): to ratify in the meeting minutes the Board's decision taken outside of an open meeting to:

- Purchase Fidelity Bond Insurance through CID Insurance programs with limits of \$600,000 at a premium of \$699.00.
- To engage RS Elevators to perform the state mandated 5-year elevator load tests to all the elevators at a cost of \$4,450.00.
- To engage RS Elevators to install a new feed line to the elevator located at the 660 Building at a cost of \$15,375.
- All the motions carried.

Fire equipment testing:

The Board discussed with Lee King the fire alarm testing proposals from COSCO and DK Electric.

MOTION (GT /JH): the Board asked Lee King to provide the Board with a written proposal from DK Electric for the fire alarm testing and installation of fire stickers to the panels, with authority to approve a proposal not to exceed \$500. The motion carried.

Ocean Club Facilities usage update:

The Board informed the members that the Association's legal counsel and some of the Board members will be meeting with Ocean Club's legal representatives in the next week to discuss a permanent resolution to the ongoing Ocean Club's facilities usage issue.

Elevator maintenance/repairs: The Board discussed taking proactive measures regarding any repairs that may be needed on other elevators with regards to the installation of new feed lines. Lee King and the management company will each obtain bids from competitive firms to make the repairs proactively.

2010 Fiscal budget and reserve study:

The Board will meet with Horizon Management Company's CFO, Sue Nelson in September to go over the details of the 2010 fiscal budget. At the July meeting, Board members were handed copies of the Association's reserve study update and 1st draft budget.

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 September 15, 2009.