

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
August 25, 2008**

MINUTES

CALL TO ORDER

The meeting was called to order by board President Greg Tiritilli at 6:05 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
Twelve homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

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

FINANCIAL REPORT:

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

Resolution to record lien. The board reviewed the Notice of Delinquent Assessment (pre-lien letter) sent to the owner of the property identified as Assessor's Parcel Number APN #7505-003- 023. 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 (AB/JN): to record resolutions for APN #7505-003-023. The motions passed with all Board members in attendance agreeing to the action.

Waiver request: The board reviewed ALS case #2008-5330, a fines waiver request in the amount of \$4,500 from an owner; they denied the request.

ON SITE MANAGER'S REPORT:

Lee King submitted the following report on his projects.

- The crew finished the 660 building balcony repairs and spacing; they are going to proceed with the Townhouse's tomorrow, ahead of schedule.

OPEN FORUM:

The following items were brought up in the open forum:

- An owner asked for information regarding the building painting project update.
- Owners parking in guest parking areas.

- An owner asked about the carpeting in the 660 building and complained about owners with large dogs at the complex.
- Some owners complained that the doors to the condominium buildings are not closing properly.
- An owner complained about the heat in the hallways of the condominium buildings and volunteered to do some research on alternate ways to allow air to flow through the buildings.
- An owner asked about the Hichborn engineering report and the results of the invasive testing that was conducted at the complex.
- An owner thanked the board for sending the notices to owners regarding the Association's rules and regulations; he offered to have tenants' contact him to access the HOA's web site and rules and regulations.

COMMITTEE REPORTS:

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

Architectural and Painting project: There were no reports filed by the committees.

Landscape: Addy Bagnasco will meet with Bennett Landscaping on Wednesday to discuss the RVP grant.

Social committee: Addy announced that there will be a party at the community on Labor Day.

MOTION: (GT/JN) to accept the consent calendar items listed:

1. **Building 620 repairs:** Draeger Construction change orders #12 for \$1,952.47; #13 for \$717.60; and #14 for \$15,670.80 that were approved by the Board over e-mail communication.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 7:50 P.M to executive session to discuss third party contracts and legal issues. The next meeting will be held on Monday September 22, 2008.