

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 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
Greg Rosicky, Member at large

OTHERS PRESENT

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

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (GT/JH): to approve the meeting minutes of the August 18, 2009 meeting. The motion carried.

FINANCIAL REPORTS:

The board reviewed and discussed the financial reports.

MOTION (JH/RP): to accept the August 2009 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#7505-003-133. A majority of the board members voted to authorize Horizon Management Company or other designee to record 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 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 delinquency persists, the board authorizes its designee to enforce the liens.

MOTION (GT/RP): to record resolution for APN#7505-003-133. The motion passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

Lee King reported:

- Lee reported that
- New trash bins from Consolidated
- New bearing assembly in boiler
- New phone line to elevator car at 640 building
- Torrance Blvd. fence completed and painted wall around Torrance Blvd.

OPEN FORUM:

The following items were brought up in the open forum:

- Mr. Ivan Goldman asked about some landscaping that is obstructing Ocean Views, he offered to join the Landscape Committee.
- Jim Coleman thanked Lee King for putting up a mirror in the parking garage of the 630 building. He also commented that all the wood replacement for the roof should have been handled for the entire project.
- An owner asked about an ETA for FIOS being available to owners.
- A new owner, Chris Champagne introduced himself to the Board.

- Roy Sykes asked the Board if there has been any movement on the homeowners check list for Architectural improvements.
- Owners asked about the legal complaint against the Association and its affect on owners' trying to sell their units and others trying to obtain re-financing loans.

COMMITTEE REPORTS:

- **Architectural:** the committee reported that some of the buildings have been damaged by the roofers; it was recommended that a professional painter should make the repairs at the expense of roofers.
- **Landscape and Social Committees:** No reports were filed. Ivan Goldman express his interest in joining the landscape committee, the Board appointed him to the committee.

Ocean Club Facilities usage update:

The Board informed the members that the discussions with Ocean Club's legal representatives are continuing and that the dialogue with Ocean Club is going in a positive direction.

Elevator maintenance/repairs: the Board reviewed the three elevator repair proposals for the feed line repair to elevator at 650 building.

MOTION (JH/GT): to award the elevator feed line repair to Liftech Elevators for a cost of \$9,800. The motion carried.

Roofing project: The Board discussed some observations that have been made regarding the roof repairs and some damage that has occurred to the paint and decks of some of the buildings. The Board decided to have Daryl from Mutual Roofing work with Premier [Robert Black] to have the buildings that have been damaged by roofers painted by Premier. The paint contractor should make the repairs to protect the warranty and Mutual should pay Premier for their work.

Parking/towing issues: the Board discussed the need for some limited parking at the complex to aid owners' that are unloading heavy objects and need closer access to their building.

MOTION (GR/GT): to dedicate two parking spaces, one on the South and another at the North end of the property as 30-minute loading and unloading parking spaces subject to the same parking regulations.

Verizon FIOS: Jonathan Nook updated the members about the FIOS installation process for owners. Jerry Howell suggested that an Ad Hoc committee be formed to work with Verizon engineers regarding the installation of the FIOS infrastructure.

MOTION (JH/RP): to form an Ad Hoc committee that will comprise of Gunther Ulschmidt, Roy Sykes and Jonathan Nook. The motion carried.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 7:58 P.M to executive session to discuss homeowner disciplinary issues, legal matters and employee issues. The next board meeting will be held on October 20, 2009.