

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
September 22, 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
Larry Hannah, Secretary

OTHERS PRESENT

Martha Olvera of Horizon Management
Fifteen homeowners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (JN/GT): to approve with corrections the meeting minutes of the August 25, and September 16, 2008 meeting. The motion carried.

FINANCIAL REPORT:

MOTION (RP/GT): to accept the August 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- 029. 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 (GT/RP): to record resolutions for APN #7505-003-029. The motions passed with all Board members in attendance agreeing to the action.

ON SITE MANAGER'S REPORT:

Lee King, the on site manager was absent due to illness. Greg Tiritilli mentioned that over the weekend there was a failure of one of the boilers over the weekend. The boiler was brought up and running. Boiler vendor Alternative Environment mentioned that two of the boilers are in need of annual cleaning which may cost \$500 each. Greg also mentioned that the TH5 stream overflowed recently and caused some water damage to a few units. The board approved the emergency services and the majority of repair proposals. He also mentioned that the pool heater went out last week and was replaced at a cost of \$2,300 including installation.

OPEN FORUM:

The following items were brought up in the open forum:

- An owner complimented the Board and Lee King and his staff for their efforts on the Board.
- An owner commented that some people are entering the property on the “exit” side of the gate entryway.
- An owner asked if the HOA hired an independent inspector to check the paint work/job. Greg indicated that Jim Black from ICI will be inspecting the work.
- An owner complained that off site owners don’t know what’s going on at the community.
- Michael Curcio informed the board that he needs to have an outlet to attach his satellite dish to.
- A few homeowners expressed their concerns over the building paint colors that were selected for the complex.

COMMITTEE REPORTS:

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

Architectural and Painting project: The painting project committee members responded to questions by homeowners that were present regarding the selection of the building paint colors.

CONSENT CALENDAR:

MOTION: (GT/JN) to accept the following actions that were taken by the board outside a board meeting:

1. **Pool Heater:** to replace the pool heater for \$2,300 including installation.

MOTION: (LH/GT) to accept Web’s option #2 for laundry services predicated on information that Ramon will review from WEB. If the information shows more efficiency for dryers, then the HOA will choose option #3.

MOTION: (LH/AB) to approve the State Fund workers compensation insurance policy renewal proposal for the employees.

ADJOURNMENT AND NEXT MEETING. The meeting adjourned at 7:59 P.M to executive session to discuss third party contracts, homeowner disciplinary issues and legal issues. The next Board meeting will held on Monday, November 3.