

**THE VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 19, 2010**

**MINUTES**

**CALL TO ORDER**

The meeting was called to order by Board President Jerry Howell at 6:07 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  
Eighteen owners attended the meeting.

**APPROVAL OF PRIOR MEETING MINUTES:**

**MOTION (GT/RP):** to approve the meeting minutes of the November 17 and December 9, 2009 meetings. The motion carried.

**FINANCIAL REPORTS:**

The board reviewed and discussed the financial reports.

**MOTION (RP/GT):** to accept the November and December 2009 financial reports as submitted. The motion carried.

**Resolution to record lien.** The board reviewed the Notice of Delinquent Assessment (pre-lien letters) sent to the owners of the properties identified as Assessor's Parcel Number's APN#7505-003-047; APN#7505-004-038; APN#7505-004-034; APN#7505-003-149; APN#7505-003-105 and APN#7505-004-147. 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 owners of the properties, 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 delinquencies persist, the board authorizes its designee to enforce the liens.

**MOTION (RP/JH):** to record resolutions for APN#7505-003-047; APN#7505-004-038; APN#7505-004-034; APN#7505-003-149; APN#7505-003-105 and APN#7505-004-147. The motion passed with all Board members in attendance agreeing to the action.

**ON SITE MANAGER'S REPORT:**

Lee King reported that the crew:

- Rebuilt the association's monument sign at Catalina Street
- Striped and waxed the laundry room floors.
- Replaced the 660 boiler fittings and copper pipe that were leaking.
- May have to remove some pine trees in the common areas to replace pipes in the storm water system that the tree roots are penetrating. The trees are located near the TH4 building.
- Changed some of the waste water pipes in the garages.
- Are finding continuing problems with the intercom systems. Lee King suggests that the Board consider replacing them.

## **OPEN FORUM:**

The following items were brought up in the open forum:

- An owner has some questions for one of the Board candidates.
- Roy Sykes informed the Board that he was able to successfully refinance his unit.
- Some owners asked why the pool and the Jacuzzi heaters had been turned off.
- Glen Kircher asked about exchanging parking spaces.
- An owner asked for a progress report regarding the Ocean Club matter.
- An owner asked if the wall at Catalina Drive was going to be painted.

## **COMMITTEE REPORTS:**

- **Architectural:** no report was filed.
- **Verizon FIOS:** Jonathan Nook reported that Verizon is waiting for the Association to decide on the installation of the upgrade infrastructure.
- **Landscape committee:** no report was filed.

**Landscape:** the Board reviewed the landscape maintenance proposals that were submitted by Rancho, Mulligan, TruGreen and Bennett Landscape. The Board asked for tree trimming bids from TruGreen Landscape. They will review the proposals in detail and ask to meet with two of the final candidates when they are closer to making a decision.

## **Swimming Pool repairs:**

The Board discussed the swimming pool repairs and remodel schedule. The repairs will take place in February; owners will be noticed of the pool closing.

**MOTION (GT/RP):** to schedule Kerber Bros. to begin the VGA and pool remodel compliance items in February. The motion carried.

**Earthquake premium payment option:** the Board reviewed the earthquake renewal options presented by Steve Segal Insurance and elected to choose Option II that offers a policy loss limit of \$15 million with a 20% deductible per building. The total annual premium for the policy will be \$74,839 to be paid from the association's earthquake fund.

**MOTION (GT/GR):** to accept the Option II earthquake renewal proposal from Steve Segal Insurance with a premium of \$74,839 to be paid from the association's earthquake fund. The motion carried.

## **ADJOURNMENT AND NEXT MEETINGS.**

The meeting adjourned at 7:52 P.M to executive session to discuss an outstanding legal matter and employee issues. The Annual Meeting of the members will be held on Wednesday, February 17, 2010; the next Board meeting will be held on Tuesday, March 16, 2010.