

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
November 16, 2010
MINUTES**

CALL TO ORDER

The meeting was called to order by Board President Jerry Howell at 6:10 PM.

BOARD MEMBERS PRESENT

Jerry Howell, President
Jonathan Nook, Vice-President
Greg Tiritilli, Treasurer
Ramon Pelayo, Secretary
Earl Turner, Member at large

OTHERS PRESENT

Martha Olvera of Horizon Management
Four owners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (JH/RP): to approve the meeting minutes of the October 19, 2010 meetings. The motion carried, unanimously.

FINANCIAL REPORTS:

The board reviewed and discussed the September financial report.

MOTION (RP/ET): to accept the October 2010 financial report. The motion carried, unanimously.

Resolution to record lien. The board reviewed the Notice of Delinquent Assessment (pre-lien letters) sent to the owners of the properties identified as APN#7505-003-5 and APN#7505-003-122. The owners, as of the date of this board meeting, have 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 by the dates indicated on each individual's pre-lien letter. Thirty (30) days after recordation of the lien, if the delinquencies persist, the board authorizes its designee to enforce the liens. The motion carried, unanimously.

MOTION (GT/JH): to authorize Recordation of Liens for APN#7505-003-5 and APN#7505-003-122. The motion carried, unanimously.

ON SITE MANAGER'S REPORT:

Lee King reported that:

- Anodes in water storage tanks must be changed. Alternative Environment will do one tank and staff will do the other five.
- Had to rebuild the pump pit for the TH4 stream.
- Christmas tree will be installed.
- The crew is continuing painting the front entry gates

OPEN FORUM:

The following items were brought up in the open forum:

- An owner asked about enforcement of the 30 minute parking areas.
- The metal gate on the north side of 660 building doesn't lock; it looks like it may have been tampered with.
- The rope lighting near the 610 building is weak; it may need to be enhanced/checked.
- An owner mentioned that there is a dead Cypress tree between 610 and 620.
- An owner suggested that the water for the landscape and owner usage be separated so that it is not subject to sewage taxes.

Ocean Club/Lyon Easement Lawsuit:

Jerry reiterated to all present that the Association won the lawsuit against Ocean Club for damages. A hearing will be held on December 2, 2010, at the Torrance Court House to determine responsibility for payment of the Association's attorney's fees; the judge will determine if the fees are fair and reasonable.

COMMITTEE REPORTS:

Verizon FIOS: no report was filed.

Unfinished business:

Consent Calendar item:

MOTION (RP/GT): to ratify in the meeting minutes the action taken by the Board outside an open meeting to engage Allana Buick&Bers, engineers to observe the condition of the concrete on parking structures at 630 and 640, do a peer review of the HCG report for the Association at a cost not to exceed \$3,600. The motion carried, unanimously.

Elevator Maintenance: the Board discussed and confirmed that Specialized Elevator will take over the HOA's elevator maintenance beginning January 1, 2011.

Fire alarm testing and certification: management relayed to the Board the Redondo Beach Fire Department's concerns with regards to the Fire Alarm systems that must be serviced and certified annually.

New business:

Cement block removal: the Board reviewed the cement block removal proposals that Lee King submitted.

MOTION (JH/RP): to accept McCarley concrete to remove the cement blocks at a cost of \$3,450. The motion carried, unanimously.

ADJOURNMENT AND NEXT MEETINGS.

The meeting adjourned at 7:25 P.M to executive session to discuss a homeowner disciplinary matter, third party contract and outstanding legal matter. The next Board meeting will be held on Tuesday, January 18, 2011.