

**THE VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 20, 2010**

**MINUTES**

**CALL TO ORDER**

The meeting was called to order by Board President Jerry Howell at 6:03 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  
Eight owners attended the meeting

**APPROVAL OF PRIOR MEETING MINUTES:**

**MOTION (GT/JN):** to approve the meeting minutes of the June 14, 2010 meetings. The motion carried.

**FINANCIAL REPORTS:**

The board reviewed and discussed the June financial report.

**MOTION (JH/ET):** to accept the June 2010 financial reports as submitted.

**MOTION (RP/JH):** the Board agreed to put monies into a savings account earning 1.25%; this will be in lieu of transferring the funds to Smith Barney.

**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 APN#7505-003-029; APN#7505-033-044; APN#7505-003-047 and APN#7505-004-133. 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 (GT/JN):** to authorize ALS to Record Resolutions for APN#7505-003-029; APN#7505-033-044; APN#7505-003-047 and APN#7505-004-133. . The motion passed with all Board members in attendance agreeing to the action.

**ON SITE MANAGER'S REPORT:**

Lee King reported that he and the crew:

- Replaced water line pipes in 620 garage level, they were corroded.
- Lee suggested that Palm trees be trimmed.
- Cleaned out TH4 stream.
- Installed new shower head and valve at the pool area.
- Fire hoses need to be replaced at next inspection.
- The Five year inspection will take place in 2011.
- The 610 boiler was cleaned; it was recommended that the boiler be cleaned every seven months.

**OPEN FORUM:**

The following items were brought up in the open forum:

- Someone has removed every sign from the bulletin board at one of the laundry rooms.
- The thermometers of both the BBQ grills are not working.
- An owner expressed that she is glad that the trees will be trimmed.
- An owner reported hazardous materials that are being stored near the townhouses and needs to be removed.
- One of the water jets at the pool is not working.
- An owner thanked Lee and his crew for their hard work.
- Many owners are leaving their dogs off leash and not picking up after their pets.

**COMMITTEE REPORTS:**

**Verizon FIOS:** Jonathan Nook asked the Board if they are in favor or not of replacing the molding. The Board discussed the matter and decided to contact a contractor to install a sample of the molding for owners to view and provide their input.

**Unfinished business:**

The Board discussed upgrading the Tele-entry system and reviewed Posner Communications proposal.

**MOTION (JH/RP):** to upgrade the tele-entry system by replacing the existing system with new DoorKing system with electronic directory at a cost not to exceed \$7,920. The motion carried. The item will be paid from reserves.

**New business:**

The Board was advised of the letter from the Redondo Beach Fire Department regarding the recent dumpster fire in the 630 building and of the repairs recommended by the Fire Chief of Redondo Beach.

**ADJOURNMENT AND NEXT MEETINGS.**

The meeting adjourned at 7:35 P.M to executive session to discuss a homeowner disciplinary matter and outstanding legal matters. The next Board meeting will be held on Tuesday, August 17, 2010.