

**THE VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
November 15, 2011
MINUTES**

CALL TO ORDER

The meeting was called to order by Greg Tiritilli at 6:10 PM.

BOARD MEMBERS PRESENT

Greg Rosicky, President [joined the meeting at 6:40 PM]

Greg Tiritilli, Vice-President

Ramon Pelayo, Secretary/Treasurer

Jerry Howell, Member at Large

Jonathan Nook, Member at Large

OTHERS PRESENT

Martha Olvera of Horizon Management

Eleven owners attended the meeting

APPROVAL OF PRIOR MEETING MINUTES:

MOTION (JH/JN): to approve the meeting minutes of the October 18, 2011 meeting. The motion passed unanimously.

FINANCIAL REPORTS:

MOTION (GT/JN): to accept the October 2011 financial report. The motion carried, unanimously. Greg updated the Board on the reserve financial investments. The motion passed unanimously.

Resolution to Record Liens. The board reviewed the Notice of Delinquent Assessment (pre-lien letters) sent to the owners of the property identified as Assessor's Parcel Numbers APN#7505-003-122, APN#7505-003-101 and #7505-003-114. 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 by the date indicated on the pre-lien letter sent that was sent to the owner. Thirty (30) days after recordation of the lien, if the delinquency persists, the board authorizes its designee to enforce the lien.

MOTION (GT/JH): to authorize Horizon Management Company to Record Liens for APN#7505-003-122, APN#7505-003-101 and #7505-003-114. The motion passed unanimously.

Open forum

- An owner commented on some of the non-operational gym equipment at the Ocean Club.
- An owner asked for an update on the driveway replacement and pool area remodel projects.
- An owner inquired about the results of the fire alarm testing.
- An owner asked for an update on the revised CC&R project, the landscape agreement and legal fees expenditures.
- An owner complimented Luis on his work while Lee King has been on leave.
- An owner commented on the proposed fee increase for the storage units.

Committee Reports

None

MANAGEMENT REPORT:

Unfinished business:

2012 Budget. The Board discussed and reviewed the 4th draft budget for the Association that was prepared by the Board members at Horizon Management Company with the help of HMC CFO Sue Nelson on November 7, 2011.

MOTION (GR/GT): to accept the fiscal 2012 budget with a no fee increase. The motion passed unanimously.

Pool and Guest parking projects. The subject was tabled.

Outdoor building lighting. The Board briefly discussed the subject.

Fire alarm systems. The Board reviewed the fire system check report/proposal provided by City-Wide.

New business:

New legislation. Management reviewed with the Board members the legal advisory regarding several Davis~Stirling Act Amendments that will take effect on January 1, 2012.

Correspondence:

The Board reviewed the homeowner correspondence.

ADJOURNMENT AND NEXT MEETING.

The meeting adjourned at 7:35 P.M to Executive Session to discuss an outstanding legal matter and employee issues. The next Board Meeting will be held on January 17, 2012, a notice of the Meeting will be posted in the common areas.