

VILLA MONTEREY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 18, 2008

PRESENT: Aaron Christopher, President; Joan Pietila, Vice President; Barbara Niendam, Treasurer; Christine Dore, Secretary and Art Wood and Preferred Property Managers (PPM) was represented by Donya Weeks and Cherie McColley.

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by the Board President, Aaron Christopher

MINUTES

The Board of Directors reviewed and discussed the Meeting Minutes of the October 21, 2008. A motion was made, seconded and carried to:

Approve the Meeting Minutes for October 21, 2008, as submitted.

FINANCIALS

The Board reviewed and discussed the financial statement for the period ending October 31, 2008; the motion was made, seconded and carried to:

Approve the October 31, 2008 financial statement, subject to audit.

Several homeowners present requested that they be allowed to form a financial oversight committee. After much discussion, the board agreed that the homeowners may go to the management office monthly to review the financial information that is legally accessible

DELINQUENCIES

The Board reviewed and discussed the delinquency report for the month of September 2008. A motion was made, seconded and carried to:

Approve writing of item # 1 and two as bad debits and filing a NOD on item # 5 when account reaches \$1,800.00.

ARCHITECTURAL

9846 Rimpark (Lyons) – The Chair of the Architectural Committee informed the Board this application did not meet Association guidelines. A motion was made, seconded and carried to:

Approve the application for the installed sliding glass door with the following condition; paint the exterior of the white sliding glass doors bronze to meet the Association guidelines on or before December 31, 2008.

5316 Caminito Velasquez (Vu & Phan) - The Chair of the Architectural Committee informed the Board this application did meet Association guidelines. A motion was made, seconded and carried to:

Approve filling the area of dirt in patio with cement. Area will slope away from building and will not change the grade.

CLUBHOUSE RENNOVATION

The committee presented the Board with their recommendations for the improvements to the clubhouse great room and pool table room. Several doors, including the entry doors will need to be added to this list Several homeowners present asked questions and provided input on the information provided as well. A motion was made, seconded and carried to:

Approve the scope of work presented by the Clubhouse Committee for the clubhouse great room and pool table room. Further specifications will be needed in order to solicit proposals.

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LANDSCAPE

No items were discussed at this time.

UNFINISHED BUSINESS

RV Lot Monitoring System – On hold at this time.

Phase II Wood Repairs – PPM informed the Board the wood repairs are currently in progress on building twelve (12).

Phase II Painting – PPM informed the Board the painting crew is currently on buildings seven (7) and eight (8). Caulking is being done on all buildings on an as needed basis.

Concrete Repairs – The board reviewed a concrete repair list submitted by Treebeard. After discussion the motion was made, seconded and carried to:

Approve the immediate lifting concrete work on section three (3) ten (10) and eleven (11).

NEW BUSINESS

Pool Coordinator Review –The board reviewed the current list of the duties performed by Rosie Floravante regarding the opening of the pool. After discussion it was determined that the association would save \$1,800.00 per year by combining the opening and the closing duties of the pool coordinator. The motion was made, seconded and carried to:

Approve the pool closer be paid an additional \$75.00 per month to add the opening of the pool to his current responsibilities. This will be a total of \$225.00 per month. Joan Pietila abstained.

Termite Tenting - The board reviewed a proposal from Rodent Pest Technologies to complete termite tenting at 9784-9796 Guisante. All owners in this building have agreed to re-locate that their own expense. After much discussion the motion was made, seconded to:

To approve the tenting of this building and at a later date to discuss the tenting of the other buildings. This motion was withdrawn. The motion was made, seconded and carried to get two other proposals to see if tenting is truly needed.

Phase III Wood Repair – Pro Tech Painting submitted a slope of work based upon specs provided by Andy Attwood. The motion was made, seconded and carried:

To approve the proposal for Phase III Wood Repair in the amount of \$32,500.00

Phase III Painting – Pro Tech Painting submitted a proposal to paint all patio covers concurrent with building painting in the amount of \$7,100.00, painting stucco, wood and metal buildings in the amount of \$25,200 and painting of siding, trim and metal buildings in the amount of \$49,000.00. The motion was made, seconded and carried unanimously:

To approve all three (3) proposals.

Reserve Study Update – M&M Business Enterprises submitted a proposal in the amount of \$600.00 for the annual update of the current Reserve Study to be completed prior to the final draft of the 2009/2010 budget. After review, the motion was made, seconded and carried unanimously:

To approve the M&M Business Enterprises proposal as submitted.

CORRESPONDENCE

The Board reviewed and discussed the violation logs and the correspondence received from homeowners. The following actions were taken.

Correspond with:

9803 Rimpark Way: tree needs to be trimmed per the Rules and Regulations.

9865 Rimpark Way: Honeysuckle needs to be trimmed back per the Rules and Regulations:

(Rosano) Request from owner to reimburse \$4,852.79 for repair of re-routing of hot water pipes. Association normally spends \$2,800.00 per re-routing the hot water lines after a slab leak. The motion was made, seconded and carried to:

Reimburse the homeowner \$2,800.00.

5428 Rebolla Lane: Request to waive the \$50.00 due to repairs being completed. The motion was made, seconded and carried to:

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Waive the \$50.00 fine.

(Kuelbs) Request to trim the bougainvillea back in stages. Board stated must be trimmed back to within patio area.

(Kerney) Request to arrange for caregivers to her mothers car to park in guest parking while visiting San Diego. Board regrets cannot make special arrangements.

SHOW CAUSE HEARINGS

5494 Oakleaf Point (McConnell) – The homeowner sent a letter stating the damaged window screen had been replaced. The motion was made, seconded and carried to:

Waive the \$50.00 fine

5409 Escharchosa (Bakke) – The window screen has been replaced. The motion was made, seconded and carried to:

Waive the fine.

5450 Rebolla Lane (Lopez): The homeowner was not present, did not communicate to the board and has not corrected the violation of installing wiring around the unit. The motion was made, seconded and carried to:

Fine the owner \$50.00

HOMEOWNER FORUM

Several homeowners were present and the following issues were discussed:

- Homeowner concerned about spending too much money in the current declined economy.
- Concerns regarding the irrigation system and over watering.
- Concerns regarding the scope of work and the costs for the Clubhouse improvements.
- Gutter cleaning vendor leaving a mess on patios and front areas
- Homeowner requesting the opportunity to review the Association financial statements, meeting minutes and Reserve expenditures.

NEXT MEETING

The next Board meeting is scheduled for **Tuesday, January 20, 2009 at 6:30 pm at the Clubhouse.**

ADJOURNMENT

The meeting adjourned at 8:27 pm.

Respectfully Submitted,

Cherie McColley

Cherie McColley
Recording Secretary

Joan Pietila

Joan Pietila
Board Vice President