

Agenda Items	DISCUSSION	Action Item(s)	Responsible	Follow-up Date	Completed Date
A: Landscape	10/26 Walkabout Abel >> Determine date for fall training including the removal of an overgrown tree; adding some plants to entrance; replacing dead shrubs				11/14/17
B: Pool	Bid to skim the remaining palm trees Motion to approve VP Steinbock VP Fitzgerald \$2600 bid to paint the whole decking including patching, cleaning; repaint. Pool day before would need to be closed for two dates; send notice via Email and post at pool Motion to approve VP Steinbock VP Fitzgerald			Wednesday of next week is when the heat can be replaced	
	Repainting of pool deck needs to be done every two to three years. Long-term: Scape decking off and re-do in cool decking and not salted cement. It would cost \$20K+				
	Pool skimmer needs to be replaced Motion made by VP Steinbock to approve \$1200 bid, VP Doble second		Cindy Anderson		
B: Pool Furniture	Table top is supposed to be replaced - whole in wrong place for umbrella. Will talk with Steve to get it fixed.		Syd Steinbock		
B: Spa	Plaster notice out, plaster removed, rebuild steps and plaster has to due for a month before you can have the heat on.	Wednesday of next week is when the heat can be replaced			
C: Architectural	No updates from Dave	Remove status in front of unit	Syd Steinbock		
D: Land Lease	Notice sent to General Counsel requesting a meeting with all parties		Cindy Anderson		
VII Old Business					
Ballots	Ballot count >> need to extend the vote - we are one short.				
2018 Budget	VP Doble motioned to approve the budget and reserve study, VP Steinbock second			Budget and reserve study \$10	
Satellite Dishes	In the future, we should consider having \$100 deposit for any satellite dish once the new CC&Rs have been approved				

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Financial Services	VP Steinbock motion made to approve financial services contract, VP Doble second and approved				
VIII New Business					
Wooden Balcony Rails	Recommended to use paint/stain, but color will be different. Test a courtyard beam first. Estimated expense is \$225		Syd Steinbock & Cindy Anderson		
Building 1: Railings	Railings in building 1 need to be painted. VP Steinbock moved to approve \$3600 bid, VP Doble second it - motion carried. Buildings 2 and 3 have already been painted; Railings last about 3 years		Cindy Anderson		
Trash Can	Order new recycle bins; paint the step-down area striping w/a reflective paint		Cindy Anderson		
Elevator	Ceiling light fixed		N/A		
Walkthrough	Replehnish pea gravel - spreading 10 tons through complex. VP Steinbock motion to approved \$1600 expense, VP Doble second it - motion approved. Note: Occur after tree timing.				
IX Correspondence					
	No other correspondence				
X Homeowner's Comments					
Water Pump	Call Cindy to call Alex to get water pump. Need one at each end to drain tennis court				
January's Agenda	Add to January's agenda to fix the tennis court and covered parking				
Air B&B	any issues? Consider having posted signage				
Property	Property looks terrific... Look at how 1185 Caballeros added a trellice-like structure to stop people from jumping over the fence.				

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Annual Meeting	<p>Consider adding "See something / Say something" signage in the complex</p> <p>January 20th at 10:30 am at the Villa Caballeros Community Room</p>	<p>Recommendation: Call police if you see something and they will monitor the complex more often</p>			
XII Meeting Adjourned	<p>Move to adjourn at 11:20 am; VP Steinbock to move to adjourn, VP Fitzgerald seconded the motion</p>				