

**VILLA CABALLEROS HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

October 20, 2012 AT 10:30 A.M.

Draft

**CALL TO ORDER:**

Rich Morrissey called the meeting to order at 10:35 a.m. at Community. Other Board members present were Sid Steinbock, George Zander & Dennis Hoff. Also present was Community Manager Cindy Anderson and two homeowners.

**MINUTES:** A motion was duly made, seconded and approved the minutes of September 15, 2012.

**TREASURER'S REPORT:** Manager Cindy Anderson reviewed the September 2012 Financials. Operating funds were \$10,059 and reserve funds \$179,795. \$3,000 is due to reserve from operating funds and will be transferred in as funds permit. A motion was duly made, seconded and approved to accept the report.

**MANAGEMENT REPORT:** Management reported on ongoing maintenance items. Pool decking is complete. North table was reported to be broken and Rich will verify. A Holiday party will be held on the 15<sup>th</sup> of December at 6 p.m.

**COMMITTEE REPORTS:**

LANDSCAPE- Tree Trimming will get scheduled. It was so hot that trimming did not start in time so we'll be getting on the schedule by the end of the month.

- Winter flowers were planted. Stone was brought in to reduce the size of some of the flower beds around the pool. The area along the three patios on the east side of bldg. 2, facing the pool, is completed. However, the ivy was planted toward the end of SEP thinking that it would get a nice good start before the cool weather, but it ended up being a heat wave and burned the new ivy. It is being replaced sooner than later. There are other areas of ivy that need to be touched up. Some ivy was removed, as along the back north facing patios. It had grown so well there and then, with this summer, just burned to a crisp, so we reduced the ivy bed and put in more gravel where the burned ivy was.

-Toward the end of the summer, one of the guest parking area trees, a coral tree, gave up the ghost. As well there's a pretty big part of another one that will have to be cut out and good sized limb of the entry magnolia that burned and died.

POOL – Spa heater was repaired. No Smoking signs needed.

ARCHITECTURAL/FOUNTAIN - Ideas and plans will be done for the 2013 fountain restoration and will be presented at the December meeting.

**CORRESPONDENCE:** None.

**UNFINISHED BUSINESS:**

- A. **Budget:** Board reviewed budget with no increase. A motion was duly made, seconded and approve the budget with one error to be corrected in the total amount of gate entry phone and attorney. A special Thank you to Mark Davis for all his hard work and dedication to Villa Caballeros.
- B. **Roofs:** While Foam mates were doing our yearly cleaning of the roofs they found a few blisters. Western has been contacted to make the repair as this is warranty work.

**HOMEOWNERS FORUM:** Homeowners spoke about parking, lock for gate at 101, pool area and dog off leash.

**NEXT MEETING:**

The next meeting will be held on December 15, 2012 at 10:30 a.m. at the Community Room

**ADJOURNMENT:** The meeting adjourned at 11:27 a.m.

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Secretary

\_\_\_\_\_  
Date