

VILLA CABALLEROS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 15, 2012 AT 10:30 A.M.

Draft

CALL TO ORDER:

Rich Morrissey called the meeting to order at 10:34 a.m. at Community. Other Board members present were Mark Davis, George Zander & Dennis Hoff. Also present was Community Manager Cindy Anderson and three homeowners.

MINUTES: A motion was duly made, seconded and approved the minutes of October 20, 2012.

TREASURER'S REPORT: Treasurer Mark Davis reviewed the October 2012 Financials. Operating funds were \$7,583 and reserve funds \$184,236. This is after several major items have been completed and paid for such as asphalt and pool decking treatments. We are currently within budget for the year. A motion was duly made, seconded and approved to accept the report.

MANAGEMENT REPORT: Management reported on ongoing maintenance items. Pool fencing needs repair and no smoking signs are needed at pool. A resident ignited a BBQ inside his master suite and fire department was called and surrounding units needed to be aired out. Pool, spa and fountain lights need new bulbs.

COMMITTEE REPORTS:

LANDSCAPE- Flowers look great and are very colorful.

POOL – None.

ARCHITECTURAL/FOUNTAIN - Fountain restoration and will be presented in 2013.

CORRESPONDENCE: None.

UNFINISHED BUSINESS:

- A. **SPA HEATER:** A motion was duly made, seconded and approved to replace spa heater in the amount of \$2,850.

NEW BUSINESS:

- A. **WALK THROUGH SIGN UP SHEET:** Board will notify management if they wish to do a walk through of complex.
- B. **CHECK SIGNING SIGN UP SHEET:** Treasurer will make arrangements to have checks signed.
- C. **GATE CODE CHANGE:** Board discussed changing the gate code when we do our next mass mailing in the spring.
- D. **NEWLETTER:** Not at this time.

HOMEOWNERS FORUM: None.

NEXT MEETING:

The next meeting will be held on January 19th, 2013 at 12:00 p.m. at the Community Room for the annual meeting and election.

ADJOURNMENT: The meeting adjourned at 11:18 a.m.

Secretary

Date