

VILLA CABALLEROS HOA BOARD OF DIRECTORS REGULAR MEETING

December 17, 2011 Minutes

Meeting called to order at 10:05 a.m. by President Mark Davis. The agenda approved as presented.

Quorum established by attendance of other Directors: Syd Steinbock, Rich Morrissey, and Dennis Hoff. Director absent: George Zander. Association Management, Lanari and Lane also present.

Minutes of Regular Meeting of The Board held 10-15-11: motion made by Sid, second by Rich to approve the action of the Board of a previous e-mail vote to approve the minute. Motion Passed.

Correspondence was presented for the record. The Board reviewed correspondence from the Associations Collection Department, noting that the terms for payment of a delinquent account receivable, had been satisfactorily paid in accordance with the payment schedule between the Association's legal counsel and the owner.

Financial Report: Cash flow report is on schedule as well as the disbursement on reserve fund expenses. The association is approximately \$11,000 under budget through November. However upcoming expenses and adjustments will be shown in the year end report ending 12-31-11 which will decrease this figure. Some of the categories that effect the \$11,000 amount is the projected figures of routine maintenance coming in at a lower amount than projected as there were not a lot of problems. The utilities consumption also is under projected budget. Mark also confirmed the accounts receivable are in excellent shape, with no serious delinquencies to report.

Management Reports that (1), WICR Contract work is completed with satisfactory workmanship, (2), Interior sprinkler system in one condo had been questioned by new owner. Association's fire sprinkler contractor has reported that often the new model of sprinkler they installed, in compliance with the local code, is often confused with the older style due to their similarity in appearance. The Board requested that management request a written confirmation from the contractor regarding his statement. (3) Recovering of all awnings almost completed. There was question as to why the taupe colored awning was recovered as it was not in the original count. *It was explained by Mark that he had made the decision to proceed as it was best to have them all covered at the same time and for all to have the same color of covering,* (4). There were three faulty roof drains that had been discovered during the annual drain cleaning. In order to make the appropriate repairs, stucco was cut out of the building exterior to gain access to the deteriorated expansion joints in the roof drain pipes. The costs for the stucco repairs were included in a proposal under current business below. (5) Management explained that one late payment on the Association's Workman's Comp plan had snowballed into multiple issuance and refunds of follow up installment payments. It was agreed that the association had received the number of refund checks that were applicable to those that had been issued for payment. (6). Ann Bob, Dennis and Mark had attended a legal workshop on new association guidelines going into effect the first of the year. Primarily, the changes affected the rules for conducting, voting and posting of notices and agendas relative to Board of Directors Regular and Executive Meetings.

Landscape: Syd reported that with the help of the resident "elves" the Holiday decorations were in place, (2), the placement of Palm Springs Gold (small rock), has been completed in areas previously designated, and (3) the fall trimming is completed as scheduled. Syd also noted he had contacted 2 of the 3 owners having grass areas around the pool area for their input on removal of grass as lawn maintenance of these areas was detrimental to the overall process. As of this date one owner in favor of removal and one owner not.

Pool/spa: The pool temp is now adjusted back to the 82 degree range and the spa will be maintained at temps between 102-104.

Rules and Regs: The Committee has successfully prepared it's first draft, which was presented to the Board for review. Management offered a few suggestions for clarity and continuity. Mark and the Committee will revise the draft and present it at the next meeting in February. Management noted their appreciation to get the document to this stage of

presentation and that it was not uncommon for this type of presentation to go back and forth for as long as it would take for the Board to feel the document was enforceable and in compliance with the governing documents.

Pets: Some residents are failing to remove their pet's poop in the common areas and parking lot. Management stated they would be happy to follow up the notice and hearing procedure, but as of now the resident(s) responsible for not cleaning up after their dogs have not been identified and reported to management by any other homeowner or resident.

Current Business:

Stucco and Painting proposals were reviewed. It was agreed that the previous work for Villa Caballeros by Powell Painting had been very satisfactory. It was moved by Syd and second by Rich to award the entire project of both stucco repairs and painting to them with the understanding the open stucco cutouts would be given their immediate attention. Motion Passed

Land Lease Contact: Mark again made contact with the B. I. A. representative appointed to be contact person for Villa Caballeros. Apparently she is attempting to have council with the department head but invariably he has other priorities, which leaves the Association with no resolution to their questions over the past two years.

Architectural: An inquiry from an owner regarding installation of an exhaust fan through the exterior wall to replace the existing circulation fan in the kitchen led to discussion of why this was not desirable. A motion by Sid, second by Rich was made to not approve this type of revision. Motion Passed. Homeowner to be advised by management that request was denied.

Fountain: Committee recommended the design of the fountain, in process, should tie in with design of existing entrance motif of brick and avoid stucco as the stucco caused numerous maintenance issues

New Business:

Gate Directory/Access: (1). Management to obtain written proposal for upgrade of existing system, which is at capacity and cannot accept multiple cell phone numbers from each residence, as has often been requested by residents/homeowners.

(2). Management to also contact Powell to obtain bids for preventive maintenance for existing balcony and atrium beams.

(3). Asphalt and cement bids for driveways discussed with mention of names of a couple of contractors. Bob will start obtaining bids for review at the next regular meeting of the Board.

Next Meeting of the Board: February 18, 2012 @ 19:00 a.m. at on-site Rec Room.

Annual Meeting set for Jan. 21, 2012. Syd noted he is not available for this meeting.

Owners Comments:

Two Owners were present. One mentioned the location of the awning over his window and the other owner requested remote replacements for unit #102. Board confirmed that cost of remotes effective Jan. 1, 2012 will be \$25.00 each and gate cards @ \$15.00 each.

Meeting adjourned at 12:05 p.m.

Respectfully submitted by _____

In absence of Secretary George Zander

Prepared by Ann Lanari