

# VILLA CABALLEROS HOA BOARD OF DIRECTORS REGULAR MEETING

FEBRUARY 18, 2012

## MINUTES (FIRST DRAFT)

Meeting was called to order at 10:05 by President Rich Morrissey. The agenda was approved as presented.

**Quorum** established by other Directors: Sid Steinbock and Dennis Hoff. Directors absent: Mark Davis and George Zander. Association Management Ann Lanari not present.

**Minutes** of Regular Meeting of the Board of Directors held 12-17-11 motion made by Syd and second by Dennis to approve the action of the Board of a previous e-mail approve the minutes. **Motion passed.**

**Correspondence** was presented to the Board. Email referring to installation of awning reported installed. Two letters reporting out dated car license and use of unauthorized parking space. Both items have been resolved. Two letters requesting gate card keys and four gate keys. Items paid for in full by homeowners.

**Financial report:** **Tabled** because of preparation of end of year financial report being prepared.

**Management Report:** Conducted by Rich

- a. All awnings have been installed.
- b. Drains flushed on roof of building two after drains plugged and drained into a unit.
- c. HOA workmen's comp is current and up to date.
- d. Rich reported that Bob Lane is no longer with Lanari and Associates.

### **Committees:**

**Landscape:** Syd reported that plants had been purchased to replace those destroyed by gophers and wind along West Wall and along main entrance wall. Four bougainvilleas replaced outside of Arenas gate as the previous plants were eaten by Gophers. Grass plants removed by base of fountain and will be replaced by Agave and Barrel Cactus. Ficus trees have been removed in front of unit 205 and stairwell. The two remaining ficus in this area will also be removed.

**Pool and Spa:** Syd reported that the Spa leaks have been repaired and the heating pump for the pool has also been repaired. Pool temp is at 84 degrees. The white thermometer is located in the north drain and is working.

**Rules and Regulations:** **tabled** tell next meeting.

**Website activity:** Rich reported that the usage is up and would like to see something on there regarding the luau and if it is possible to do a blast to website viewers on the web for the up and coming Luau which will be held on March 31<sup>st</sup>. Dennis said he would contact Jon Smith about the request.

**Architectural:** Fountain **tabled**

## 6. Current Business:

Land lease: Rich reported no current updates.

Update of Entry Gate System: Syd moved that we accept the bid from Mercer and Dennis second the motion. Bid was for \$1997.50. Syd made a motion. Dennis seconded. **Motion approved.**

Proposal for Pavers, Concrete and asphalt: Rich **tabled**

Atrium and Beams: Rich **tabled**

Maximum amount management is authorized to pay without Board approval: The amount is currently \$500 which has remained unchanged since the establishment of the HOA. Rich asked for a motion that we increase this amount from \$500 to \$1,500 with the understanding that Management will notify the President when such payments are required. Syd made a motion to approve. Dennis seconded. **Motion approved.**

## 7. New Business:

1. Rich reported that he will invite Hot Purple Energy Inc., a solar energy company to the next Board meeting. HPE would install panels which produce electricity for all common areas excluding the spa and pool. Any extra energy produced by the panels that is not used by the HOA would be purchased by them. This will be only an exploration and data gathering meeting. Rich and Dennis will look into other vendors that offer these same services.

2. Rich also requested that we look into the services of Utility Cost Management. UCM analyzes utility billings to identify charges that do not comply with the statutes, cases, regulations and administrative rulings that govern utility service in California. Rich added that he will work on having UCM discuss their services at the next Board meeting.

3. Luau Committee report: Dennis reported that the Luau will be held on Saturday March 31st. and will begin at 4 p.m. in the pool area. Appetizers will be set out at 4pm and dinner will start at 5pm. The committee will follow a similar menu as last year and will again look into entertainment. Notices will be posted on the web site, on the notice board and door hangers on each unit.

Next meeting of the Board: Saturday, March 17<sup>th</sup> at 10:00am at on-site rec room.

Homeowner Comments:

One owner presented a concern regarding the reflective tape placed on the step building one and that the tape was not adhering to the surface. The area will be checked and the tape removed.

Meeting adjourned at 10:35 to executive session