

# VILLA CABALLEROS HOA BOARD OF DIRECTORS REGULAR MEETING

MARCH 17, 2012

## MINUTES (FIRST DRAFT)

Meeting was called to order at 10:05 by President Rich Morrissey. Addition of Financial Report duly made. Agenda approved

**Quorum** established by other Directors: Sid Steinbock and Dennis Hoff, Mark Davis and George Zander. Association Management Ann Lanari also present.

**Minutes** of Regular Meeting of the Board of Directors held 2-18-12; 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.** tabled.

**Financial report:** Mark presented a brief synopsis of the cash flow statement prepared by JMA Accounting: The current report shows an overage in the current month budget expenditures of approximately \$2500. However this amount is offset by under spending in other budget categories which resulted in the year to date budget remaining with overall operations in the black. Delinquencies continue to be handled using the associations published procedures. Assets of combined operating and reserve fund accounts are \$231,808.07.

**Management Report:** Bids for asphalt/concrete are unclear due to the format used by participating vendors. She held up replacing the bulb in the fountain due to prior directive from the Board. Ann received okay to proceed if cost under \$150.

**Committees: Rules & Regulations:** Mark handed out another draft arrived as comments received from the first draft. Expressed gratitude for the help by the committee. It was confirmed by Ann that owners are allowed a 15 day period to review and submit written comments pertaining to clarifications. This 15 day period is within a stated 30 day period prior to the approval/enforcement of this document. This item will be reviewed again at the next regular meeting. **Action tabled.**

**Landscape, Pool and Spa and Website activity: tabled**

**Architectural:** Approved removal as needed, tape applied over painted edges of steps as the edges were curling up and could develop into possible trip/fall situation in some areas.

Management directed by Board to obtain another bid for maintenance of the wood beams in garage, balconies, and patios and to contact vendors regarding asphalt/concrete replacement by using guidelines compiled by the board regarding resubmitting their bids.

Meeting adjourned at 11: 15.

Submitted by \_\_\_\_\_

George Zander, Secy/Treasurer

prepared by Ann Lanari