

VILLA CABALLEROS BOARD OF DIRECTORS REGULAR MEETING  
ON-SITE RECREATION ROOM          APRIL 21, 2012, SAT. 10:00A.M.  
MINUTES- DRAFT

President Rich Morrissey called meeting to order at 10:04 a.m.

Quorum establish with presence of Members of the Board: George Zander, Mark Davis, and Dennis Hoff. Director Syd Steinbock absent. Ann Lanari represented Lanari Association Management.

**Correspondence:**

Correspondence reviewed with some discussion relative to pet owners responsibility to control their dogs. One of the pet owners involved in a confrontation about pet maintenance attended this meeting, giving a brief report stating that the incident occurred on vacant property other than at Villa Caballeros. The Board has no jurisdiction therefore regarding this matter. The Board was assured his pets are always leashed and in control.

**Reports:**

Financial: Treasurer Mark reviewed the unaudited cash flow report as prepared by the Association's accountant. It was noted that the combined balances for the Operating Account and the Reserve Funds totals \$241,438.58, effective thru March 31, 2012. The operational budget continues to be under budget year-to-date. Mark also noted that an amount disbursed from Commom Area Maint. account in 2012 was a 2011 expense and has been re-allocated to fiscal year 2011. YTD maintenance expenses are expected to be less than last years. Report accepted for filing.

Management: Ann confirmed the main entry directory has been updated which expands the capacity for both owner's phone numbers and area codes.

Landscape: Committee minutes accepted for filing. Discussed proposed recommendations. The new grass planted around the fountain was impressive.

Rules and Regulations (Updated): The third draft was presented and accepted for mailing to all owners of record, noting the one additional rule of no smoking in the pool /spa areas as requested by a majority of the owners.

Architectural: No update on fountain design presented.

Luau: Committee Chair, Dennis, reported approximately 50 residents attended, it was a fun event and costs came in under budget. There were several comments of

“thank you”. Board gave appreciation to the Luau Committee for all the work done for a successful event.

Web Site Activity; An invoice in the amount of \$300 was approved to continue this site for another year.

**Current Business:**

Land Lease: No update from the Bureau of Indian Affairs.

Pavers/Concrete/Asphalt: Revised guidelines by the Board had been re-mailed to the 3 vendors who had submitted bids previously as the initial bid were inadequate. These bids were analyzed and determined that the Bid from Eagle Company met all the criteria as requested by the Board. A motion by Dennis for an all concrete solution received no support by a second. A motion to accept the Eagles Company proposal, a combination of asphalt and concrete, which was bid in accordance with the Board’s prepared guidelines, was made by Rich and second by George. Motion passed.

Atrium/Balcony/Garage Beams: Two proposals presented, with one being twice the cost as the other one. At first glance it appeared the higher bid was supported by the fact that more work was included. By past experience it was confirmed by the majority of the Board Members that the surface of the beams are a (1) rough sawed finished and should not be sanded and (2) filled only in very severe cases, not overall, and (3) according to the stain manufacturer’s directions only one coat necessary to a dried thickness of 3 mil. Management requested to obtain from the company with the accepted bid, a clarification statement on their performance regarding these issues. With this additional information the motion to accept the bid presented by Powell Painting was made by George, second by Dennis. Motion Passed.

Owners Forum: Two owners attended.

Next Regular Meeting of the Board of Directors is June 16, 2012, at 9:00 a.m. in on-site Recreation Room.

Meeting adjourned at 11:25 A.M.

---

Signed: Secretary

Date: