

**VILLA CABALLEROS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
June 15, 2013 AT 10:30 A.M.  
Draft

**CALL TO ORDER:**

Sid Steinbock called the meeting to order at 10:34 a.m. at Community. Other Board members present were Mark Davis & Rich Morrissey. Also present was Community Manager Cindy Anderson and two homeowners.

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

**TREASURER'S REPORT:** Treasurer Mark Davis reviewed the May 2013 Financials. Operating funds were \$18,613 and reserve funds \$212,673. A motion was duly made, seconded and approved to accept the treasurer's report and to lien 009-613-299.

**MANAGEMENT REPORT:** Management reported on ongoing maintenance items. Board reviewed estimate for cleaning of the common amenities. A motion was made, seconded and approved to have Dora do our cleaning in the amount of \$250 per month. Management will cancel the current company.

**COMMITTEE REPORTS:**

LANDSCAPE- Summer flower have been planted and palms have been trimmed.

POOL – Heater were turned off a little early this year because of the warm weather. Pool company is doing a good job.

**CORRESPONDENCE:** None.

**NEW BUSINESS:**

A. **ROOF REPAIRED:** Tile roof was leaking over the 100 building. To replace the underlayment will cost \$3,600 with Western Pacific. A motion was duly made, seconded and approved after managements discussion with contractor.

B. **DECKING MAINTENANCE:** Board discussed the decking repairs and estimate was reviewed. A motion was duly made, seconded and approved to coat the decking on level two were necessary at the end of September in the amount of \$2,041.

C. **BACK FLOW VALVE:** A motion was duly made, seconded and approve to replace back flow valve by the water company in the amount of \$950.

D. **PET CONTROL:** Board discussed ongoing pet violations and additional measure that we will have to enforce.

E. **FIRE DEPARTMENT:** The fire department performed their yearly inspections and we had no violations.

**HOMEOWNERS FORUM:** Homeowners discuss homeowner with window covers that are not aesthetically pleasing.

**NEXT MEETING:**

The next meeting will be held on September 21, 2013 at 10:30 a.m. Community room.

**ADJOURNMENT:** The meeting adjourned at 11:15 a.m.

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Secretary

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Date