

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 16, 2012 AT 10:00 A.M.
Draft

CALL TO ORDER:

George Zander called the meeting to order at 10:04 a.m. at Unit 212. Other Board members present or by speaker phone were Mark Davis, Rich Morrissey & Dennis Hoff. Also present was Community Manager Cindy Anderson and one homeowner.

MINUTES: A motion was duly made, seconded and approved the minutes of April 21, 2012.

TREASURER'S REPORT: Treasurer Mark Davis reviewed the May 2012 Financials. Operating funds were \$34,000 and reserve funds \$212,000. \$25,000 is due to reserve from operating funds and will be transferred in June. We are in good shape and within budget. We reviewed past due accounts and actions taken. Annual audit has been mailed out to all owners. A delinquent homeowner was taken to small claims court and our HOA won a judgment in the amount of \$5,100. The homeowner has 30 days from the court decision to appeal. A motion was duly made, seconded and approved to accept the report.

MANAGEMENT REPORT: Management reported on ongoing maintenance items. Three water leaks which have now been repaired. Fire marshal completed the annual report and we had no violations. Management will notify Allen and Assoc to send letter to reduce trash pick up to Mon. and Thurs.. This is reducing down trash pick up to two a week to save money over the summer when less homeowners are onsite.

COMMITTEE REPORTS:

LANDSCAPE- A motion was duly made, seconded and approved to remove lawn and place plantings and pavers for walkway to pool on the east side of building 200.

POOL – New signage is needed and decking needs repair. (Below)

RULES AND REGS – Rules and regs are now approved and legal.

WEBSITE – Update have been completed and pictures of the paving work will be up-loaded.

ARCHITECTURAL/FOUNTAIN - Ideas and plans will be done for the 2013 fountain restoration.

CORRESPONDENCE: No action needed.

UNFINISHED BUSINESS:

- A. **PAVING UPDATE:** The paving contract is complete and all board members are satisfied with the outcome. They did a great job.
- B. **ATRUIM/BALCONY/BEAM UPDATE:** The reconditioning of the wooden beams in complex is satisfactorily completed.
- C. **PEST CONTROL PAYMENTS:** Pest control payments have been corrected and we are now on target.
- D. **RESERVE STUDY:** A motion was duly made, seconded and approve for \$1100 walk-through and reserve study by SCT. It will be preformed over the summer and mailed to homeowners in the fall.

NEW BUSINESS:

- A. **MEETING DATES AND TIMES:** Board change meeting to 10:30 to accommodate new manager's previous commitment.
- B. **POOL RESURFACING:** Tabled for management to acquire 2 more bids. A motion was duly made, seconded and approved \$500 to 600 to be spent on new signage for the pool rules.

HOMEOWNERS FORUM: NONE

NEXT MEETING:

The next meeting will be held on September 15, 2012 at 10:30 a.m. at the Offices of Maryellen Hill and Associates at 1111 Tahquitz Canyon Way, Suite 120

ADJOURNMENT: The meeting adjourned at 10:47 a.m.

Secretary

Date