

**Regular Meeting of Villa Caballeros HOA Board of Directors**  
**Community Room - June 18, 2011, 9:00 a.m.**  
**MINUTES**

**Call to Order**- 9:10am by President of the Board; Mark Davis.

Other Board Members present established a quorum: George Zander and both Syd Steinbock and Dennis Hoff via phone conference.

**Approval of Agenda**: George motioned to approved with a second by Syd. Motion Passed.

**Approval of Minutes**: Dennis motioned to approve minutes as presented with a second by Syd. Motion Passed.

**Reports:**

**Financial** - Mark reported homeowner accounts in order at this time due to the fact that all foreclosures are now bank owned and paying dues. One additional unit going into Bank foreclosures but dues are paid up to JUN11. \$22,500 walkway reserve expense to be corrected next month as was in awning reserve expense.

Total reserves and operating checking account total \$187,991, after paying the walkway refurbishment of \$23,725. Financials are in good shape. It is anticipated there will be a write off at end of year for uncollectable fees in the amount of approximately \$3,000.00. Asset search for legal collection will be done again.

Notice to lien account AP# 009613248 was authorized by Motion made by Syd Steinbock and second by George Zander. Motion Passed.

**Management** - Walkway project complete and paid in full. Consensus is that contractor did great job and the upper walkways have never looked better. WICR to return for minor walkway and stucco touch ups. Management still waiting for Hard copy of warranty and care program for upper walkways  
Bid needed for grinding sidewalk between Bldg. 2-3  
Five year Fire safety inspection completed.

**Committees:**

**Gardening** - All projects complete at this time. Palm Trees trimmed, general maintenance thru summer.

**Pool**- Board requests pool heater to be turned off for summer beginning now.

**Rules & Regulations Update** - Mark to continue with committee on this. Needs to compile materials/samples.

**Website** - Up and running. Looks great. Many homeowners have logged into the Owners Resource area.

**Current Business**

**Arch. Committee** - It has been confirmed that current awnings were a part of original design. Discussed the need for Homeowner vote if the awnings were to be done away with or the design changed. All

agreed to keep the original design as it would be cost prohibitive to replace with new/different design. Mark to obtain samples of color pallet similar to existing and other options for Arch. Committee and Board review. No plans to add any new awnings, just deal with existing. Mark suggests to get this project going prior to upcoming season.

Approximate count which will be verified: 22 bathroom and 12 bedroom awnings.

**Land Lease** - Mark received email update from Indian Bureau late this week. Was stated that the request to their Sacramento solicitors has been prepared. The request will ask to solicitor to review the lease and determine exactly what the lease includes, since there is incorrect information listed on some documents relating to the lease. This document to be ready on Monday for review by local Indian management then will be forwarded to Sacramento. Update to be provided next week to Mark.

**Sunshades** - Installations complete

**#202** - Interior repairs due to 2010 water damage have been completed and paid in full by HOA insurance for repair of the common area elements.

**#113** - Interior bathroom common area repair, due to roof leak (repaired by Western Roof) are complete and paid in full.

**Lighting Upgrades** - Schwitters still needs to correct some loose wiring and is already aware of locations.

### **New Business**

New HOA Insurance Policy period begins 07SEP11. Bids to be obtained in August and Board will have to review and approve by email, with ratification and explanation at the Sep. meeting. No meetings in Jul or Aug.

**Open forum** - A Member stated having trouble with access to website. Also thought that it might be her computer.

An Owner also asked about amount of open board positions up-coming. Mark reported 3 seats coming up

He also asked how to proceed to run. Management confirmed the candidate form would be mailed accordingly.

**Adjournment** - Motion to adjourn at 9:50 a.m. by George, second by Dennis. Motion Passed

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

George Zander, Secretary

Prepared by Lanari & Lane Assoc. Mgmt.