

VILLA CABALLEROS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 16, 2012 AT 10:00 A.M.

Draft

CALL TO ORDER:

Rich Morrissey called the meeting to order at 10:10 a.m. at Unit 2. Other Board members present or by speaker phone were Mark Davis, George Zander & Dennis Hoff. Also present was Community Manager Cindy Anderson and two homeowners.

MINUTES: A motion was duly made, seconded and approved the minutes of June 16, 2012.

TREASURER'S REPORT: Treasurer Mark Davis reviewed the August 2012 Financials. Operating funds were \$31,000 and reserve funds \$175,000. \$15,000 is due to reserve from operating funds and will be transferred in as funds permit. We are within budget overall even though we have gone over budget in pool cost. We reviewed past due accounts. A motion was duly made, seconded and approved that we will treat special assessment as we do monthly dues. Past due owner will pay late fees and interest. A motion was duly made, seconded and approved to accept the report.

MANAGEMENT REPORT: Management reported on ongoing maintenance items. Water leaks have been repaired. The trash service reduction to pick up only two times a week to save money over the summer will continue through the end of October.

COMMITTEE REPORTS:

LANDSCAPE- Mark reported that the removal of the lawn and placement of plantings and pavers for walkway to pool on the west side of the 200 building is complete.

POOL – New standard pool use signage was installed and loose light and tile were repaired. No Smoking signs needed.

ARCHITECTURAL/FOUNTAIN - Ideas and plans will be done for the 2013 fountain restoration and will be presented at the October or December meeting.

CORRESPONDENCE: No action needed.

UNFINISHED BUSINESS:

- A. **POOL DECK RESURFACING:** Board reviewed four estimates to repair the pool decking. A motion was duly made, seconded and approve to have Powell painting provide this service at a cost of \$4,930.
- B. **LAND LEASE UPDATE:** Mark gave an update about the meeting with our lease attorney Sharyl Walker. She confirms that the HOA now has the information needed from the BIA to begin the process of finding what the options are i.e. extension vs. new lease vs. buyout. It will be a long process.
- C. **TRASH PICK UP:** As stated above in management report the reduction of two pick ups a week will be extended through the end of October.
- D. **RESERVE STUDY:** The walk through was done with the reserve study specialist and the final report will be provided at our next meeting for final approval. This will be mailed to homeowners in the annual fall mailing.

NEW BUSINESS:

- A. **BUDGET PREP:** Dues will remain the same for 2013 but some line items will be adjusted. Budget will be ready for approval at October meeting and mailed to homeowners in annual fall mailing.
- B. **INSURANCE:** A motion was duly made, seconded and approved to renew our insurance policy at yearly cost of \$15,392. Insurance disclosure will be sent to homeowners in annual fall mailing.
- C. **ROOFING MAINTENANCE:** All of the roofs were cleaned off and all roof drains flushed and cleaned at a cost of \$2,897. They reported several blister areas on the 200 and 300 buildings. Management will contact Western Pacific roofers to have the blisters repaired.

HOMEOWNERS FORUM: Homeowners spoke about cars too close to bushes, electrical box that needs cover, homeless, landscaping and dog off leash.

NEXT MEETING:

The next meeting will be held on October 20, 2012 at 10:30 a.m. at the Community Room

ADJOURNMENT: The meeting adjourned at 11:55 a.m.

Secretary

Date