

VILLA CABALLEROS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 28, 2013 AT 10:30 A.M.
Draft

CALL TO ORDER:

Community Manager Cindy Anderson called the meeting to order at 10:32 a.m. at Community. Other Board members present were George Zander, Mark Davis & Sid Steinbock. Several homeowners were present.

MINUTES: A motion was duly made, seconded and approved the minutes of June 15, 2013 .

TREASURER'S REPORT: Treasurer Mark Davis reviewed the August 2013 Financials. Operating funds were \$20,997 and reserve funds \$224,500. 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. New cleaning company started cleaning of the common amenities. Decking, back flow and roof repairs have been completed.

COMMITTEE REPORTS:

LANDSCAPE- Summer stress was not too bad this year, grass will be reseeded and then fall flowers will be planted. In Oct/Nov trees will be trimmed.

POOL – Pool signage will be installed to the RCHD specifications.

CORRESPONDENCE: None.

OLD BUSINESS:

A. **PET CONTROL:** We still have issues with owner not picking up after dog and a reminder will be sent to all owners.

NEW BUSINESS:

A. **PAINTING OF POOL EQUIPMENT ROOM GATES:** Equipment room gates will be painted the color of the stucco.

B. **LOCKS FOR POOL GATES:** Board reviewed estimate to lock gates as required by the RCHD. A motion was duly made, seconded and approved to install locks and self-closers in the amount of \$420 per gate.

C. **RESERVE STUDY:** Tabled.

D. **BUDGET DRAFT:** Board discussed draft budget and will approve budget next month.

E. **TO DO LIST FOR FALL MAINTENANCE ITEMS:** The items on our maintenance list include painting of the rear gates, seal coating of black top and other small maintenance items.

F. **LEASE UPDATE:** Attorney Walker is working on this very slow endeavor and we are making progress.

HOMEOWNERS FORUM: Homeowners discuss homeowner BBQ on patios which are not allowed, missing sign at dumpster and owners not picking up after dogs.

NEXT MEETING:

The next meeting will be held on October 19, 2013 at 9:00 a.m. Community room.

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

Secretary

Date