

LA CANADA VILLAGE ASSOCIATION

Board Meeting Minutes, November 17, 2010

The meeting of the La Canada Village Homeowners' Association began at 6:00 p.m. on Wednesday, November 17, 2010 at the home of Donna Godfrey, #48. Board members in attendance were President Ian Gavine; Vice-President Julio Peralta; Secretary/Treasurer Donna Godfrey and Member-at-Large John Breyspraak. Bonnie Teague was absent. Sonia Lopez represented Farrell Smyth Property Management.

The minutes of the September 15, 2010 meeting were presented. Ian moved that the minutes be accepted, Julio seconded and all were in favor.

Treasurer's Report:

- The Budget v. Actual financial statement for October 31, 2010 was presented. We are four months into our new fiscal year.
- We continue to monitor accounts receivable to assure that all dues are paid timely, and take action when any owner is delinquent. The Association's attorney sends demand letters when necessary and if there is not an appropriate response, a lien is filed on the unit.
- Due to summer work, some categories are over budget at this time. Refer to New Business for further information.

Ian moved that the report be accepted, John seconded and all were in favor.

Manager's Report:

- Sonia read the Manager's Report and it is attached to and is a permanent part of these minutes.

Donna moved that the report be accepted; Julio seconded and all were in favor.

Landscaping Report:

- Bonnie continues to work with Carter on landscape issues.

Unfinished Business:

- Parking Lot Repairs: A slurry seal of the areas of the parking lot that were not replaced is scheduled for Monday and Tuesday, November 22nd and 23rd, weather permitting. At this time it seems unlikely that the weather will be cooperative. Notices have been posted on the mailboxes of the affected buildings and we will continue to communicate with residents by posting notices. Cars may remain in the carport if they are not going to be driven while the lot is closed, but those left in outdoor spaces will be towed if necessary.
- The revision of the CC&R's and By Laws has been completed and packets were sent to owners for approval in October. A sufficient number of approvals was attained and our attorney has petitioned and submitted the documents to the court for their action.

New Business:

- We have done considerable trim and railing painting over the summer. The Board agreed to transfer \$8,500 from Painting Reserves to the operating account to compensate for the costs paid out of operating.

Other Concerns:

- There is still confusion about satellite dishes. The dishes are allowed but owners and tenants must get approval from the Board regarding where and how they are installed. It is the responsibility of owners that rent their units to make sure that their tenants understand the installation approval process and follow it. Improperly installed dishes can damage the structural integrity of the building and the roof. An improperly installed dish will be removed. Contact Sonia at Farrell Smyth (543-2636) prior to installation.
- Pet owners are reminded that they must clean up after their pets. Those that do not comply will be fined. This applies to both owners and tenants.

Adjournment:

- The meeting adjourned at 6:55 p.m. The next meeting will be on Wednesday, January 19, 2011 at 6:00 p.m. at the home of John Breytspraak, #9.

Respectfully submitted,
Donna Godfrey, Secretary