

LA CANADA VILLAGE ASSOCIATION
Board Meeting Minutes, September 15, 2010

The meeting of the La Canada Village Homeowners' Association began at 6:00 p.m. on Wednesday, September 15, 2010 at the home of Julio Peralta, #72. Board members in attendance were President Ian Gavine; Vice-President Julio Peralta ; Secretary/Treasurer Donna Godfrey and Members-at-Large John Breyspraak and Bonnie Teague. Sonia Lopez represented Farrell Smyth Property Management.

The minutes of the July 21, 2010 meeting were presented. Ian moved that the minutes be accepted, Bonnie seconded and all were in favor.

Treasurer's Report

- The Budget v. Actual financial statement for August 31, 2010 was presented. We are two 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.

Ian moved that the report be accepted, Julio 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. The liquid amber tree by #32 has been trimmed. New plants are being installed by Building 13. Several new plants are now at the Del Rio entrance.

Unfinished Business

- Part of the repair and replacement of the parking lot has been completed. New asphalt was installed on the interior drive from Building 3 to Building 8.
- Still remaining is work at the Prefumo entrance, concrete replacement near Building 11 and asphalt repair between Buildings 11 and 12. That work will occur in the next two weeks.
- With exception of the new asphalt, the rest of the parking lot will be slurry sealed after all repair/replacement work is complete. That area will be closed for one or two days. Notices will be posted on the mailboxes. Please read them carefully so that all cars can be removed from the carports and spaces on the affected areas. 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&Rs and By Laws has been completed. Packets will be

mailed to all owners the week of September 20. Please read the cover letter and return the approval form timely as it is imperative that when the documents are submitted to the court all owners have responded.

New Business

- Deck rails have been replaced at two of the three bedroom units.

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.

Adjournment

- The meeting adjourned at 7:00 p.m. The next meeting will be on Wednesday, November 17, 2010 at the home of Donna Godfrey, #48.

Respectfully submitted,
Donna Godfrey, Secretary