

Los Verdes Park I Homeowners Association

April 8, 2010

Board of Directors Meeting

<http://www.losverdespark1.com>

<http://www.farrellsmyth.com>

The meeting was called to order at 6:33 p.m. by Sarah Flickinger, board president. Additional board members present were Don Lasecke, Carl MacMahon, Randy Murray and Bud Oliver. Larry Smyth was present, representing Farrell Smyth Property Management.

Homeowners attending included: Sean Flickinger, Amy Hellesen, Lynn Murray, Claude Remillard, and Eva Werner.

Minutes from March 7, 2010, meeting were corrected to indicate that Sarah Flickinger had abstained in the discussion/voting regarding Unit 79. A statement from Unit 28 should have read that he would have a sheet rock installer correct the interior damage done by the roofers and then address the roofer (Cencal) for reimbursement. Motion/second to approve the minutes as corrected by Lasecke/Oliver. Approved unanimously.

Agenda additions. MacMahon requested matters involving Units 16 and 54 be added to the agenda under new business. Oliver requested the addition to the agenda under new business of the matter of Unit 44 residents found jumping from the roof the recreation center into the pool and having no recreation key. Lasecke requested the addition to the agenda of two items: under old business, a proposed increase in the dollar authorization level before the Board would be required to seek a second bid for contracted work and, under new business, the proposed establishment or re-activation of charge accounts for contractors and those who would be authorized to sign for materials in the name of LVP 1 Homeowners Association.

Correspondence from homeowners. The board president ruled that a letter from Unit 11 would be properly taken up in a future executive session. Letters from Units 4 and 79 were acknowledged, with the matter of Unit 4 moved to new business and that of 79 to an existing old business agenda item.

Reports: Finance & Budget Committee: Chair Donna D. reviewed the YTD annual operating and reserve budgets for 2010, in particular line items that appeared over budget at the end of March. Nothing was judged to be critical, but she suggested the park exercise some economy in water usage. She reported that the \$1,530 for pool leak detection was not reflected in current financial statements but would be billed in April. With respect to the

reserves, she recommended that the Board go ahead with getting bids on the nine remaining roofs to be replaced

Manager: Larry Smith reported that Five Cities Security authorized the towing of six vehicles during the period. New renters in Unit 55 were warned on March 1 and again on March 3 that they needed permits or would be towed.

There are eight units schedules for re-roofing of their flat roofs.

Trim painting and wood repair have been completed through Unit 57. Robe Barnhart will submit estimates for more extensive wood repairs on Units 25 and 57.

Sauna repair was completed by Accurate Leak Detection.

The exercise room leak has been repaired and will be checked after the next rain.

Sidewalk repair: Apodaca has job scheduled for April 12 and 13.

Executive Janitorial began service on April 5. The signed proposal serves as a contract. A review of the company's work will be done at next month's board meeting. There has been no significant feedback yet.

Treasurer: \$28,031.04 income; \$17,253.36 expenses. Spent from reserves: \$26,536.36 Total bank balance as of 3-31: \$204,100.13.

Landscape Architecture Committee: Lynn Murray reporting for Elna Coley. See attached minutes. Tree removal and trimming recommendation has been made to the Board. Reclaimed water system is in place and undergoing leak checks. The spring walkaround probably will occur in May. A letter of commendation will be drafted and directed to Jennifer Metz who was the principal city contact on the water project.

Structural Architecture Committee: Sarah Flickinger reporting. Walkthrough has been completed, and letters have been sent to homeowners requesting action of remedy problems. The committee has an e-mail address and invites correspondence: architecture@losverdespark1.com. The committee is working on standards and materials for such constructions as fences and the like and will bring updates to the Board. Holes left after satellite dishes have been moved to proper locations need filled and painted over. A tennis court fence was repaired, and it was determined that a support pole had not been structurally damaged. No further action was taken.

Old Business: No action was taken on the matter of Unit 90 roof repair pending a response from the homeowner on when and where the leak was discovered and when it was reported. No response has been received.

Lasecke moved and Murray seconded an action to accept a bid of \$2,500 from SLO Coast Construction for the repair of stucco cracks at Unit 27. Vote was unanimous in favor.

The Board then devoted substantial time to discussion of matters involving drainage around Units 79 and 77 and a claim for roof repair and dry rot remedy at Unit 79. The homeowners at Unit 79 expressed a desire to have a meeting of an engineering firm, Sage, that they had selected with the park's landscaping contractor and LAC representatives regarding the solution to the drainage situation. In connection with that issue, Lasecke had received quotations from 5-star Gutter and turned them over to Unit 79 homeowner Sarah Flickinger. Lynn Murray agreed to seek an early weekday meeting of ALC and the parties involved in this drainage matter.

The discussion then turned to an assessment of financial responsibility for the repair of damage to Unit 79 as a result of a water leak over time. The homeowners argue that the interior damage resulted from the roof leak and repair cost should be borne by the Association. MacMahon and others on the Board contended that it should have been the homeowners' responsibility to report the leak on a more timely basis and that the Association could not have known about the interior damage that occurred. MacMahon moved and Oliver seconded an action to reimburse the homeowners of Unit the amount of \$1,775 for the Cencal roof repair and \$450 for gutter installation with the understanding that the remainder of the homeowners' claim would be their responsibility. Unit 79 homeowners would not agree to those conditions, and MacMahon withdrew the motion. No further action was taken.

The Board directed the property manager to send letters to Units 45, 57, and 58 informing those homeowners that they must acquire termite damage inspections, provide the reports to Farrell Smyth and repair the termite damage before painting on their units can be completed.

For the garage leak claim from Unit 21, Oliver moved, Lasecke seconded an action to approve a bid of \$1,000 for the repair from SLO Coast Construction.

After an inspection, MacMahon said that a leak reported by Unit 2 was the owner's responsibility because of an improper sliding glass door installation, and no further Board action was required. The homeowner has been notified.

The following are per property manager's report:

Unit 22 garage roof: Cencal completed work on March 10 per bid.

Unit 35 water leak. SLO Coast Construction completed on April 6.

Unit 20 water leak. SLO Coast Construction completed on April 6.

Unit 25 slanting fascia. MacMahon contacted painter to have him repair.

Unit 31 trellis support. MacMahon contacted painter to have him repair.

Unit 46 sheen on stucco. SLO Coast Construction completed on April 7.

Unit 28 drywall repair. FS not asked to take action on this case.

Lasecke reported that he had received an estimate of \$1,800 from Cooper Wood Products for replacement of the benches in the sauna. The Board took no action pending a more comprehensive discussion/assessment of needs for the sauna.

The Board voted unanimously on a motion by Oliver and second by MacMahon to increase the ceiling on no-bid contractor work from \$300 to \$500.

Remaining Board Meeting 2010 Dates – Review. Second Thursday of each month at 6:30 p.m. except for months of July and November when the meetings will be held on Sunday afternoons at 3 p.m.

May 13, June 10, Sunday July 11 at 3 p.m., Aug. 12, Sept. 9, Oct. 14, Sunday Nov. 14 (annual meeting at 3 p.m.) and Dec. 9.

New Business: The following is a report from a special meeting of the Board on March 11, the purpose of which was to vote on several homeowners' problems. The meeting was called to order at 9 a.m. and adjourned at 9:45 a.m. Board members Flickinger, Lasecke, MacMahon and Oliver participated.

- Unanimous vote to approve a \$700 bid from SLO Coast Construction to add caps to leaky parapets at Unit 35. Motion by Flickinger, second by MacMahon.
- Unanimous vote to approve \$650 bid from SLO Coast Construction to repair water leak at Unit 20. Motion by MacMahon, second by Oliver.
- Bid for \$1,000 on work on Unit 21 to provide caps over two parapets to eliminate leaks. Farrell Smyth asked to secure a second bid.
- Unanimous vote to accept bid from SLO Coast Construction not to exceed \$350 to do garage repair on motion by Flickinger, second by Lasecke.

Street Repair & Paving – Bid Status – still pending Oliver is following up. Apodaca agreed to repair “birdbath” dip in front entrance. Sealing bid would be sought later. MacMahon is following up.

Parapet Wall Caps – Assessment & Bid Status – pending. Flickinger reported that the SAC plans to take on this project. Lasecke observed that there are multiple problems to consider as an outgrowth of this topic.

Giving priority to reserve fund improvements. Tabled.

LOVR Project Update / Report from March 25, 2010, Executive Session Held at LV Park II. Interchange project negotiations with city to mitigate general traffic effects are continuing.

Unit 54 leak into garage. SLO Coast Construction repaired patching on flat part of the garage. Job did not exceed \$300.

Unit 16 water intrusion into bedroom. Cause: stucco crack on outer south wall. Remedy: repair crack and paint a section. SLO Coast Construction work in progress.

Correspondence from Unit 4. Forwarded to the SAC for reply. Complaint concerned committee's insistence that cables be painted.

Correspondence from Unit 11 Tabled for future executive session.

Pool jumpers: Unit 44 residents caught jumping pool fence and using roof of rec building to dive into pool. Sonia was to write a letter to the homeowner. Farrell Smyth is writing the homeowner. The matters of a fine and key privileges were discussed but with no action taken.

On a motion by Oliver, seconded by Murray, the Board voted to open or reactivate charge accounts at Knecht's Plumbing & Heating Inc., Hayward Lumber, and Miner' Ace Hardware. Authorized signers will be Bud Oliver and Chris Pelzel for SLO Coast Construction and Don Lasecke additionally on the Hayward Lumber account.

With regard to the nine remaining roofs to be redone, the Board identified four – 76, 85, 86, 87 – and said it needed to discover if they had been done or need to be done. Subsequent to that finding, the Board may ask for bids for work on those four.

Following a homeowner comment period, the meeting was adjourned at 9:37 p.m.

Respectfully submitted,

Randall L. Murray
Board Secretary