

DRAFT

**Los Verdes Park I  
Emergency Board Meeting Minutes  
May 5, 2011**

The emergency meeting of the Board was called by Board President Sarah Flickinger to address time-critical matters related to the reconstruction of Unit 14, because the Board's regularly scheduled meeting of April 19, 2011, was canceled due to lack of a quorum.

The meeting was called to order at 5:00 PM. Board members present were Sarah Flickinger, Carl MacMahon, and Jon Rohrbough.

**Business**

Unit 14 Reconstruction – The Board received and reviewed the following bids for the reconstruction of Unit 14. All bids as shown below include demolition; engineering and permit fees; and rough-in for plumbing, electrical, and mechanical. All bids exclude interior finish work beyond sheetrock, tape, and mud. Demolition costs do not include lead or asbestos abatement.

Greg Moore Construction	\$126,199.00 <sup>1</sup>
BDC Development Corporation	\$100,475.00
Pacific General Construction	\$115,819.87 <sup>2</sup>

<sup>1</sup> Includes an allowance for gas fireplace and garage door with opener.

<sup>2</sup> Roof is included as a separate bid from Cencal Roofing and Construction.

Insurance proceeds (unadjusted) of \$117,084.11 exceed 85% of all bids for reconstruction. Therefore it was moved and seconded (Flickinger, MacMahon) to proceed with reconstruction of Unit 14, subject to veto by vote of the eligible Members in accordance with CC&Rs Article 10.1. The motion was approved 3-0. Flickinger will compose a letter to be sent to homeowners explaining the purpose of the vote and providing ballots. Ballots must be received by the Board no later than the next regular meeting of the Board on May 12, 2011.

Appointment of Board Member – It was moved and seconded (Rohrbough, MacMahon) to appoint Donna DiGangi, owner of Unit 4, to complete Don Lasecke's term, in order to maintain a quorum following Don's retirement from service. The motion was approved 3-0.

**Adjournment** – There being no further business fitting the stated purpose of the emergency meeting, the emergency meeting was adjourned at 6:08 PM. The next regular meeting is scheduled for Thursday May 12, 2011 at 6:30 PM.

Respectfully submitted,

Jon Rohrbough  
Recording Secretary for this meeting