

**Minutes  
Los Verdes Park I  
Board of Directors Meeting  
July 19, 2011**

The meeting was called to order at 6:40 PM. Board members present were Sara Flickinger, Jon Rohrbough, Carl MacMahon, and Treasurer Dona. Board member Hal Severn was absent. Also present were Ann Moore, Lynn Murray, Randy Murray, Jon Kauffman, Alan Bishop, and Larry Smyth from Farrell Smyth Property Management.

**Approval of Minutes** – The minutes of the May 12, 2011 meeting were read and approved.

**Correspondence** – A letter from unit 46 was entered into the minutes. The action was moved to New Business.

**Reports –**

**Managers Report** – See attached

**Treasures Report** – The income statement for June and the budget year to date were reviewed and approved the Board. The current balance in the operating account is \$24,382.81. The balance in the two reserve accounts is \$116565.71. It was noted that the copier lease has expired and will not be renewed.

**Budget Committee** – The committee will begin the budget process as soon as the updated reserve study is completed.

**Landscape Committee** – No report, but three items were brought up from the floor:

1. Unit 62 – landscape water leak
2. Timers – Re-set timers for proper watering
3. Possible leak near Higuera Street.

**Structural Architecture Committee** – See attached report for full details. The following four items were approved:

1. Application 11IP01 – Approved 4-0
2. Application 11IP02 – Approved 4-0
3. Application 11IP04 – Approved 2 yes, 2 abstained
4. Application 11IP05 – Approved 4-0

**Recreation Task Force** – Waiting for Health Department approval before repairing the spa.

**Unit 14 Fire Claim** – Contract awarded. Details of the scope of work are being finalized between owner and HOA.

APPROVED 8.16.11

**Old Business –**

**CC&R Revision Update** – No Report

**Homeowner Repairs** – The following items were put on hold until Friday, July 29, pending Second bids:

Unit 38 – Garage Tile Roof

Unit 41 – Garage Tile Roof

Unit 78 – Garage Tile Roof

Unit 52 – Garage Tile Roof

Unit 66 – Garage Tile Roof

Unit 35 – Repair bid approved for \$625.00. 3 Yes, 1 Abstain.

**Assessment Letter for Legal Costs** – Tabled until court approval of costs.

**Road Paving Status** – Carl will follow up to move this forward.

**Review of Draft Water Damage Policy** – Tabled

**Drainage for Units 77-80** – Approved 4-0 to stop work on the project for more information at next meeting.

**New Business –**

**Unit 90 Claim** – An insurance claim was erroneously filed for a water leak under the slab of Unit 90. Sara will check with the attorney and Farmers Insurance to have claim removed. The Board determined that in accordance with the CC&R's, the leak is the responsibility of the unit owner.

**Strategic Planning for Increasing Repair Costs** – Tabled

**Picnic Table** – Tabled

**Pool Temperature** – Tabled

**Use of Pool for Parties Hosted by Residents** – Tabled

**After Hours Trespassing and Security at the Pool** – Tabled

**Weekend Parking** – Tabled

**Letter Unit 46** – Chris will provide a bid for the items on the letter

APPROVED 8.16.11

**Signature Card Update** – The Board resolved to update signature cards to reflect the current Board members on the reserve accounts at the following banks:

1. Coast National Bank
2. Pacific Western Bank

**Meeting Dates** – Regular meetings are scheduled for the 3<sup>rd</sup> Tuesday of each month. The next regular meeting is scheduled for August 16, 2011 at 6:30 PM.

**Adjournment** – There being no further business the meeting was adjourned at 9:30 PM

Respectfully Submitted,

Larry D. Smyth  
Recording Secretary for this meeting