

## LA CANADA VILLAGE ASSOCIATION

Board Meeting Minutes, July 21, 2010

The meeting of the La Canada Village Homeowners' Association began at 6:05 p.m. on Wednesday, July 21, 2010 at the home of Ian Gavine, #22. 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. Lucille Bowen, #36 and Paul Turney, #32 also attended. Sonia Lopez represented Farrell Smyth Property Management.

The minutes of the June 16, 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 June 30, 2010 was presented. This report represents the fiscal year that began July 1, 2009 and ended June 30, 2010. We ended the year on budget.
- 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. Several plants will be installed by the Del Rio entrance, between the dumpsters and the street.

### Unfinished Business

- Ian is soliciting bids for repair of parts of our parking lot and sealing of the entire lot when the repairs are complete. Once we get two firm bids, the Board will decide what work will be done. Funds will come from the Paving reserve. We hope to have the work done in the next month, before college students return. Some areas will be blocked off for two or three days and there will be no mail delivery in those areas for that time.
- Concrete work by #85 has been completed. The sidewalk was replaced where tree roots had impacted it and a sloped ramp replaced a step leading to the patio of that unit.
- The roofs on the pool house and the storage shed have been completely replaced. Funds for this work will be taken from the Roofing reserve.

### New Business

- The plywood panels that surround the solar pool array need to be replaced; work will be scheduled when time and funds permit.
- A tree near #32 needs to be trimmed.
- The city of San Luis Obispo has raised water rates by approximately 30%, as of July 1, 2010. Sewer rates have also gone up, but at a lesser rate. When preparing the budget (in March) for the fiscal year that started July 1, the Board allowed for some increase but did not anticipate the 30%. To offset this increase, it is probable that there will be a \$100 special assessment in January of 2011. Additionally, it will be necessary to increase the monthly fees starting July 2011.

### Other Concerns

- None.

### Adjournment

- The meeting adjourned at 7:15 p.m. The next meeting will be on Wednesday, September 15, 2010 at the home of Julio Peralta, #72..

Respectfully submitted,  
Donna Godfrey, Secretary