

Las Lomas Homeowner Association
June 30, 2009

President Greg Prough called the meeting to order at 6:35 pm.

Members Present: Greg Prough, Sharie Albertson and Lori Garrison. Guests: Sonia Lopez, representing Farrell Smyth Property Management, Dan and Rochelle Williams (9790#4) and Lisa Prough (9780 #6).

GOOD AND WELFARE

Dan and Rochelle noticed that the issue they wanted to present at Good and Welfare is on the Agenda-Facia Boards. Random discussion on the Jensen's tenant's in 9780 #1. The Jensen's were going to present a bid at today's meeting, but not present.

Minutes: The minutes from January 27th and March 31, 2009 meeting were approved with Sharie's last name being corrected on March 31st Minutes.

Financial Report: Sonia Lopez of Farrell Smith gave the financial report. The financial report was approved by the Board 3-0.

OLD BUSINESS

Repair of Facia Boards: Rochelle presented a bid from Matt Ens Construction for \$11,931.00. He included porch rafters and siding that needs replacement on the front of 9790 Units 3 and 4. Also included is priming and glue all end joints, providing future protection.

Rain Gutters: Sonia, Farrell Smyth Management submitted the bid from February 13, 2009 from M & D Services for rain gutters and facia for units 1-6 only; and Rochelle submitted a newer, more extensive bid from them dated May 29, 2009 in which no facia was included. However this bid was broken into the different buildings.

Neighboring Storm Drain Problem: Lori asked that this be continued to the next meeting.

NEW BUSINESS

Parking Issue: Discussion over visitors and some of our on-site tenants not adhering to the assigned parking spaces.

Pet Issue: Discussion of dog droppings not being picked up by owners. The grass is suffering from overuse. Sonia will send out a flyer to everyone asking for assistance in being a responsible owner.

Paving Bid: Both Sonia, Farrell Smyth Management and Rochelle submitted bids for seal coating. Toste Construction was for a slurry seal, asphalt patch over cracked areas and striping for \$3,700 and was recruited by Rochelle. Apodoca Paving was for seal coat and re-striping for \$1,200.

Painting Party: It was suggested that all of the homeowners volunteer a weekend of labor so that we could get the fencing painted a single color and have fun while we are repairing things. Because of the heat, this will be set up in September. Lori will buy the paint.

Roof Repairs: Another inquiry has been received from potential buyers about when the replacement of the roof on 9780, Units 1-6 and Units 7-9 will be required. The Board has not received notice of any leaky roofs so far, but we will set the Units 1-6 as our next major cost priority.

After a heated debate about cost and the reserve account, Lori asked that the Board vote the following proposal: facia, rain gutter and paint repairs be authorized for 9790 Units 1-4 now and that in six months from now repairs to 9780, Units 1-6 be initiated. Matt Ens Construction quoted \$5,565.00 for the mentioned units and M&D Services quoted \$1,848.00. Repairs to 9780, Units 1-6 are estimated to be: \$7,000.00 in December. The proposal was passed 2-1 by the Board. The Board asked for bids to be taken immediately for painting by licensed contractors to follow the facia and gutter work. Discussion was centered around a cap price of \$3,000 for 9790, Units 1-4. Sonia was also authorized to immediately go ahead with the Apodaca Paving bid and set a date so that notice can be given to remove the cars to the street.

Adjourned at 7:45pm.

Adjourned into Executive Session:

Board comes out of Executive Session and Adjourns meeting at 8:00pm. The next meeting is scheduled for Tuesday September 22, 2009, 6:30 pm at 9780, Unit #6 Las Lomas.

Respectfully submitted,



Lori Garrison, Secretary