

**Las Lomas Homeowner Association**  
**September 22, 2009**

President Greg Prough called the meeting to order at 6:40 pm.

**Members Present:** Greg Prough, Sharon 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**

Nothing.

**Minutes:** The minutes from June 30, 2009 meeting were approved, 3-0 with no changes

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

**OLD BUSINESS**

**Facia Boards, Rain Gutters and Trim Painting:** The previous meeting approved painting, rain gutters and facia repair for the 9790 part of the complex. Paint bid by Jim Cesario Painting was approved by the Board 3-0. Board asked Sonia to follow-up with all contractors to make sure of their availability in December, 2009 to finish work on 9780 part of the complex.

**NEW BUSINESS**

**Workers Compensation Insurance:** Farrell Smyth would like to remind the Board of the liability associated with work being performed in the complex by non-licensed businesses, (ie. the paint party performed by the residents). Sonia asked the Board if additional insurance was needed. The Board voted 3-0 for no additional insurance.

**Individual Unit Insurance:** Farrell Smyth will be sending out a form to all owners reminding them to carry individual insurance on their condos, asking the name of the carrier and reiterating that the HOA's insurance only deals with outside repairs. The inside of the condo (from the paint, in) is considered to be the responsibility of the individual owners.

**Painting Party:** All residents and owners are invited to help restore the fencing around the condo complex by volunteering their labors on October 3<sup>rd</sup> and 4<sup>th</sup>, (Saturday and Sunday). Lori is buying paint, paint brushes and rollers. We will paint as much fencing as we are able that weekend.

Adjourned at 7:20pm into Executive Session to review delinquent dues.

**Adjourned into Executive Session:**

Board comes out of Executive Session and Adjourns meeting at 7:30pm. The next meeting, our Annual Meeting, is scheduled for Tuesday November 24th, 2009, at 6:30 pm and is being held at 9790 Unit #2 Las Lomas.

Respectfully submitted,



Lori Garrison, Secretary