

VILLA D' LAUREL HOA ANNUAL MEETING MINUTES

Saturday, January 29, 2011 – 1:00 p.m.

The meeting was called to order by HOA President Barbara Atkinson (#6). Those attending, besides Barbara, were Ray and Jane Huston (#1), Gordon and Elaine VandeVanter (#5), and Mick and Nancy McDonough (#3), Bob and Mary Nugent (#2), plus we had two proxies – a quorum of HOA members. Also present was Farrell Symth's Director of Property Management, Tony Flatos, to go over any questions we might have.

The minutes for the last annual meeting in January 2010 were approved, and then we moved into the open forum portion of the meeting.

Open Forum

- We discussed our rules and regulations for pets which states, "No animals... brought within the Project except by a vote of exemption by the Board of Directors." (This was in the packet mailed to you.) Everyone, including Tony, agreed that this meant ***there can be no animals allowed for tenants***. The rule does not mean an *owner* couldn't have a pet, but it must be approved. The rule was written years ago so the HOA can have some power should people bring in animals that cause their neighbors problems – like lots of barking or using the grounds everyday for pet eliminations (thus causing a loss of plants).

Barbara spoke up and said, "Most of you know I have a mini doxie (13 yrs old now) who hardly ever barks. She uses my yard for her morning and evening business and she's walked at least once a day in SLO parks (one of which is a block or so away). Sometimes, once a week, she goes to the garbage with my daughter or me and *may* pee. I will no longer do that since we have had a tenant dog that has used the area and other HOA landscape on a regular basis – I can't very well hold her to a standard different than my own.

- The skylight for #3 had a problem and we're addressing it. Even though the skylights are old, some of us have never had a problem with them (me

included). Since our money is tight, we decided “if it ain’t broke, don’t’ fix it.” So we’ll deal with skylights on a case by case basis if they begin to fail.

- Our landscaper has been Evan Moffit and his company, *Estate Landscaping*, and we were very happy with them. However, Evan merged with a larger company last year. He is now working for them, in charge of various residential areas, including ours. When he sold his company, he was able to have the rates stabilized for the first year. That year will be up in the early spring and our monthly gardening cost will go up. After discussion, Barbara has been charged with asking Sonia to look at our contract with Evan, make sure it’s still accurate, and then go out to bid to see if we can get a better deal. If we can, we may use that as a bargaining chip with our current landscape company or hire someone new.
- We then addressed the Spring HOA community stucco wall painting. After the gathering last spring and the fabulous work done by the Pattison’s on the signs (still talked about, I might add), we had discussed coming together this spring to do the stucco walls and possibly some stairs. We had planned on having a power-wash to those areas one weekend, and follow-up with HOA members doing the painting the next weekend. I will be contacting you all separately on this issue to see if everyone is still on board. We *could* wait another year, but if several of you are looking to put your place on the market again, it behooves us to put in the time this spring so the place will look well-cared for.
- "Ray and Jane asked if we were going to be painting the wood trim. Barbara mentioned this was done recently enough that it wasn't scheduled. Ray then asked if we could do it piecemeal if some trim was getting very worn due to its relationship to the sun. His Augusta, sun-facing window is showing great wear. Also a couple of living room window trims, on the bottom, were getting hit by sprinklers at one time. We fixed these a year ago, but Barbara will check to see if we have some other sprinklers out of whack. Barbara said she would look into getting Ray's Augusta window trim painted."

Finances

You should have all received the budget information in your packet. Due to the fluctuation of the water and sewer bills, and what seemed a miss-budgeted item for this on the 2011 budget FS prepared, we did not approve said budget. Ray is going to be talking to Sonia and Tony about this and will give us the resulting information as he gets it. We'll approve the budget when that item is addressed. We know the City has increased the fees numerous times, once rather substantially, and we know the amount can vary depending on tenant occupancy. Bob suggested we all install low-flow toilets, shower-heads (cheap) and the like to assist in keeping the bill down.

The Board decided to take up in executive session the issue of either laying a lien against an owner who has tenants, but has not been paying regular dues for several years or taking them to small claims court.

Elections of Board Members

After it was determined that no one was willing to run for the Board other than our current members, Barbara and Ray were once again elected President and VP/Treasurer respectively. As Barbara said, "I'm happy for anyone else to be president, run meetings, etc. I'd probably need to be a VP so there would be an on-site person to advise on needs, but no one else has come forward who wants to be president. It's not that I'm the best necessarily; it's that it's in my interest as a property owner to do this, so I do. The part that is not fun is being the *enforcer* of the rules." So it goes.

After Barbara force-fed everyone the appetizers she had prepared 😊, and we made merry, the meeting was adjourned. Thank you to all who made the long trip to SLO to participate and to those who gave their proxies.

Respectively submitted by your HOA President,

Barbara Atkinson