

VILLA MONTEREY HOMEOWNERS ASSOCIATION

Villa Monterey Homeowner's Association Board of Directors Meeting

Date: December 9, 2009

Present: Board of Directors:
President: Michael Campbell
Vice President: Steve Huddleston
Treasurer: Terri Jackson
Director: Dale Hill
Director: Patty Werdowatz
Director: Sher Bash

Others Present: Curtis Management Company: Kim Hand, CCAM
Recording Secretary: Kim Hand, CCAM
Fifteen homeowners present

Absent: Secretary: Katrina Graupmann

I. CALL TO ORDER

A. President, Michael Campbell, called the meeting to order at 6:00 p.m.

II. MINUTES

A. The Board Members ***MSCM** to table the November 11, 2009 Regular Minutes until next month.

III. HOMEOWNERS FORUM

- A. [] Edge Park – Owner asked the Board for an update on a satellite dish installation. The Board requested Management to send the owner at [] Edge Park an approval letter to install the satellite dish to the roof.
- B. [] Park Crest Lane - Owner asked about the AC unit being approved. The Board requested Management to send the owner an approval letter for the AC unit. Owner discussed the plumbing issue for units [] Park Crest Lane and [] Park Crest Lane. The Board Tabled the issue until Owner at [] Park Crest Lane can provide the Board with more information or receipts.
- C. [] Rimpark Lane - Owner expressed concern that there is a roof problem on her unit. The Board requested Management to send a roofer out to inspect the roof.
- D. [] Edge Park Way - Owner reported the dog situation from the COA that took place about a month ago. Michael Campbell will find out what the outcome was from the COA as the Homeowner had been called into a Show Cause.
- E. [] Rimpark Lane – Owner reported that nothing was posted regarding decorating the Clubhouse. The Owner recommends that a notice be posted in the newsletter stating the time and day it will take place.

IV. COMMITTEES

A. Architectural Committee - * **MSCM** to approve, [] Pine Knoll Lane architectural request to install a

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window and two sliders. * **MSCM** to table, [] Park Crest Lane architectural request to install a screen door until a picture has been sent in. * **MSCM** to approve, [] Rimpark Lane architectural request to install windows. * **MSCM** to approve, [] Quemado architectural request to install slider once the application has been submitted.

- B. CC&Rs Review Committee - No Report.
- C. Clubhouse Committee - No Report.
- D. Landscape Committee - [*Committee Chair*] wanted to thank all of the committee members for all their hard work and support this year. [*Committee Chair*] provided the Board with more information regarding the refresher course offered to the Weststar employees working for the HOA and also for Treebeards employees working for the COA. This course would consume of an hour in the clubhouse and an hour in the field. Once the course is complete a review will take place a month later.
- E. Parking Patrol Committee - [*Committee Chair*] reported that no calls or complaints were coming in and very few violations took place this month.
- F. Pool Committee - President, Michael Campbell, reported that 2 bids have been obtained for the pool remodel. Michael Campbell and Steve Huddleston will be meeting with another company at 10:00a.m. on December 10, 2009. Michael Campbell would like to see this project completed by March 2010 or the Annual Meeting.

V. NOVEMBER 2009 FINANCIAL

- A. The Board members reviewed, discussed and * **MSCM** to table the November 31, 2009.
- B. Treasurer, Terri Jackson, stated that the financials are still in modified accrual and will not be approved until they are in cash.
- C. Ms. Jackson reported that she received the [] report.
- D. The delinquency list was not supplied at the meeting.

VI. LANDSCAPE

- A. Landscape Walkthrough - The next walkthrough is scheduled for Wednesday, December 16, 2009 at 11:00a.m.in front of the Association clubhouse.
- B. Landscape Walkthrough Report - The report dated November 18, 2009 was provided by the Curtis Management Company for Board review.
- C. Landscape Proposals - * **MSCM** to table the Weststar Landscape bid of \$[] to rework landscape at [] Edge Park. The Board requested the pricing be discussed on the next walk-through with Weststar. * **MSCM** to table the Weststar Landscape bid of \$[] for landscaping garage cut outs along [], [], [] and [] Lemon Wood. The Board requested this to be discussed on the next walk-through with Weststar to see if there was something else that could be done that would be less costly. * **MSCM** to table the Weststar Landscape bid of \$[] for landscaping around the fountain area until February 2010.
- D. 2010 Tree Trimming Proposal - * **MSCM** to table the Urban Tree Care bid until [*Committee Chair*] reviews.

VII. ARCHITECTURAL

- A. Architectural Report - The Board was provided a modifications report for review.
- B. [] Guinda Court - The Board Members * **MSCM** to approve the satellite dish.

VIII. MAINTENANCE

- A. Work Order Report - The November report was provided for Board review.
- B. Termites - Board members * **MSCM** to approve \$[] to treat drywood termites at [] Parkcrest Lane.

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Board members * **MSCM** to approve \$[] to treat drywood termites at [] Rimpark Lane.

C. RV Parking/Storage - Board members ***MSCM** to table the letter submitted by Preferred Property Mangers.

IX. CORRESPONDENCE

A. The violation log - The November Violation log was available for Board review.

B. [] & [] Park Crest Lane - Owners requested reimbursement for a common area sewer line back up. ***MSCM** to deny the request for reimbursement.

C. Bylaws - The Board Members ***MSCM** to approve as changed and submit to owners for a vote.

D. CC&R's - The Board Members ***MSCM** to approve as changed and submit to owners for 30 day review and comment.

E. [] Pine Knoll Lane - The Board Members ***MSCU** to approve the release of \$[] of fines for parking violations. Management to send letter ASAP.

X.ADJOURNMENT

A. The Board members ***MSCM** to adjourn the Regular session at 9:30 p.m.

BOARD MEMBER _____

DATE APPROVED BY THE BOARD _____

*MSCM – (Moved, seconded, and carried by majority)