

Villa Monterey Homeowners Association
Board of Directors Meeting
July 8, 2009

I. CALL TO ORDER:

A. Vice President Steve Huddleston called the Board meeting to order at 6:00 p.m. at the Association's Clubhouse.

B. Roll Call / Board Members Present:

Vice President – Steve Huddleston
Treasurer – Terri Jackson
Secretary – Katrina Graupmann
Director – Rose Smutko
Director – Patty Werdowatz

Board Members Absent:

President – Michael Campbell – (E)
Director – Sher Bash – (U)

C. Others Present:

Kim Hand, Curtis Management Company
Gloria Newman, Recording Secretary
10 Homeowners present

II. MINUTES:

A. The Board members *MSCM approved the June 10, 2009 minutes, as written.

III. HOMEOWNERS FORUM:

- A. [] Quemado Ct. – Commented on violation letter received regarding the removal of potted plant; parking issue on Quemado Ct., to paint the parking lines due to fading; to change the name on the association's website on who is responding to their reply.
- B. [] Pine Knoll Lane – To say "Thank You" to Gloria with Curtis Management Company and the Board members for giving her a guest parking permit.
- C. [] Edge Park Way – Brought pictures of neighbor's satellite dish that is an eyesore.
- D. [] Apple Tree – Spa filter not running frequently, pool vendor needs to wash filters more often. Also, two pieces of aluminum pole (old) maybe abandon in the pool area. Inquired on the next painting schedule, she would like to view the various color palette, before the painting project starts with her building.
- E. [] Edge Park Way – Congratulated the Board members on the completion of the Canyon Renovation Project. Also, discussed two families with children riding their bikes across the lawns creating a path.
- F. [] Quemado Ct. – Asking association to reimburse for major sewer problems caused by tree roots, he stated he has pictures and videos if the Board would like to see them.

IV. COMMITTEES:

- A. CC&Rs Review Committee – The committee has met 41 times, the last four have been under their new designation as CC&Rs/Bylaws Review Committee. Still pending for responses from the HOA attorney and insurance broker at the Mahoney Group. The committee began and actually completed their review of the Bylaws and submitted them to Vice President Steve Huddleston for him to forward to the HOA Attorney for her review. The committee is still pending to receive the response on questions about and proposed revisions to Articles 7.4 through 15.13 of the CC&Rs.
- B. Clubhouse Committee – Treasurer Terri Jackson has an appt. with two flooring and kitchen vendor on Wed., July 15th at 4:00 p.m. and invited Board members and homeowners to view samples.
- C. Landscape Committee – Under Landscape
- D. Parking Patrol Committee – None, since Chairperson Florence Holmes was absent.

*MSCM ~ (Moved, Seconded, and Carried by Majority)

V. FINANCIAL:

- A. The Board members reviewed, discussed, and *MSCM accepted the financials ending June 30, 2009, subject to independent audit.
- B. The Board members *MSCM approved that before a check is written from reserve to notify the Board Treasurer first.
- C. Manager's action list - 1.) Manager to check with prior year unallocated reserves if it was moved to Smith Barney. 2.) Manager to put the budget together and to email the budget template to all Board members. 3.) Manager to verify if street inside the property are owned by the City of San Diego?
- D. DELINQUENCY LIST:
The Board members reviewed the current delinquencies and no actions were necessary.

VI. ARCHITECTURAL:

- A. The Board members reviewed the revised Architectural Request Form and for Manager to email it to Greg Smutko to post on the website.

VII. NEW BUSINESS:

- A. Inspection of Attorney Files – The Board members *MSCM tabled Director's Sher's request to view all communications, files, billing, contracts, correspondences, and collections files, because Ms. Bash was not present to discuss reason for request.
- B. Board Director Rose Smutko gave her resignation from the Board of Directors, but will remain as the Committee Chairperson for the Landscape.
- C. Newsletter Items – Open fire pits within the community is prohibited, per fire dept. It is recommended by fire dept. that homeowners use fine mesh screen to cover vents to prevent embers from entering attics. Also, for homes nearest canyon that have a lot of trees; water supply to the showers in the clubhouse bathrooms will be turned off to promote water conservation effective Aug. 1, 2009. The outside shower will be available for those using the pool; An article to say "Good Bye and Thank You" for Board Director Rose Smutko.
- D. The Board members *MSCM appointed Dale Hill to serve on the Board to fulfill the rest of Board Director Rose Smutko's term.

VIII. LANDSCAPE:

- A. Landscape Walkthrough Report – The Board members reviewed the landscape and property inspection report dated June 24, 2009.
- B. Weststar Landscape – The Board members *MSCM tabled the installation of a split rail fence along the embankment at the end of Oak Leaf Pt.
- C. Fire Generator – The Board members *MSCM tabled pending for more bids.
- D. Urban Tree Care – The Board members reviewed the email correspondence from Urban Tree Care pertaining to the status of the tree removal.
- E. Brush Abatement – The Board members *MSCM approved not to spend no more than \$5,000.00.

*MSCM ~ (Moved, Seconded, and Carried by Majority)

IX. MAINTENANCE:

- A. Termites – The Board members *MSCM approved all termite treatments for Park Crest Lane at \$375.00; Park Crest Lane at \$375.00; Rim View Way at \$375.00; Lemonwood Lane at \$375.00 but *MSCM denied Pine Knoll Lane due to address being on the next painting list and the wood will be replaced.
- B. Work Order Report – The Board members reviewed the work order log for June 2009.

X. CORRESPONDENCE:

- A. Action List – The Board members reviewed the action list dated June 10, 2009 from the previous Board meeting.
- B. Violation Log – The Board members reviewed the June 2009 violation log reports.
- C. Homeowner's Correspondence – The Board members reviewed various correspondences.
 - 1.) Guinda Ct. – Manager to write a response thanking the homeowner for being so responsive.
 - 2.) Guinda Ct. – Manager to write a response to owner that their tenant is harassing the neighbor.

XI. BOARD DISCUSSION:

- A. Recent vehicle accidents on Antigua – The Board members discussed and no actions required.
- B. Insurance on website – The Board members *MSCM tabled.

XII. UNFINISHED BUSINESS:

- A. The Board members *MSCM tabled rules & regulations, pool security/pool monitor, storage facility, lot files, termites, and Pro-Tech Painting.
- B. Garage sales – Manager to coordinate with Villa Monterey COA on date and time.
- C. Matrix – The Board members decided to make this a part of the budget meeting.
- D. The Board members *MSCM approved to purchase pool furniture not to exceed \$2,500.00 for umbrella, chairs, and tables and to have them labeled with the association's name.

XIII. NEXT MEETING:

- A. The next meeting is Wednesday, August 12, 2009, at 6:00 p.m. at the Association's Clubhouse.

XIV. ADJOURNMENT:

- A. The Board members *MSCM adjourned the meeting at 8:26 p.m.

Board Member: _____

Date: _____

*MSCM ~ (Moved, Seconded, and Carried by Majority)