

Villa Monterey Homeowners Association
Board of Directors Meeting
June 10, 2009

I. CALL TO ORDER:

A. President Michael Campbell called the Board meeting to order at 6:00 p.m. at the Association's Clubhouse.

B. Roll Call / Board Members Present:

President - Michael Campbell
Vice President – Steve Huddleston
Treasurer – Terri Jackson
Secretary – Katrina Graupmann
Director – Rose Smutko
Director – Patty Werdowatz
Director – Sher Bash, in at 6:06 p.m.

C. Others Present:

Kim Hand, Curtis Management Company
Gloria Newman, Recording Secretary
Various Homeowners

II. RECALL/REPEAL:

A. Results of the Board Recall –

- 1.) Patti Werdowatz – 28 Yes; 72 No; 10 Abstain
- 2.) Michael Campbell – 27 Yes; 76 No; 7 Abstain
- 3.) Terri Jackson – 25 Yes; 77 No; 7 Abstain
- 4.) Rose Smutko – 23 Yes; 76 No; 7 Abstain

B. Vote to repeal the 2008 Restated and Amended Bylaws and CC&Rs – 38 Approve Repeal and 64 Do Not Approve Repeal.

C. Vote to amend the insurance language of the original CC&Rs if reinstated – 32 Approve Amendment and 70 Do Not Approve Amendment.

D. Vote if original Bylaws and CC&Rs are reinstated, the owners requesting that an additional vote be held to amend the insurance language of the original CC&Rs to “Add revision in Insurance section to reflect original add on included fixtures and cabinetry.” – 90 Approve amendment and 13 Do Not Approve Amendment.

III. HOMEOWNERS FORUM:

- A. Question on rules and regulations for fire pits on the street; noise issue with children skateboarding, playing football and baseball, etc...around 8:30 p.m. in the common area.
- B. Questions on rules and regulations regarding residents with tin foil on their window.
- C. 12 homeowners did not receive the ballots in the mail out of 184 homeowners.

IV. COMMITTEES:

- A. CC&Rs Review Committee – Finished reviewing the entire documents and exhibit “C”. Submitted Articles 7.4 – 15.13 to associations legal council. Submitted insurance to Board President Campbell, who in turn submitted to insurance attorney and insurance brokerage firm. Some of the insurance information will be reformatted for easier comprehension. Committee requested approval from Board members to start reviewing the Bylaws. The Board members *MSUC approved for committee to start reviewing the Bylaws, which will changed their committee name to CC&Rs and Bylaws Committee.
- B. Clubhouse Committee – Looking for volunteers to help plan for upcoming renovation projects, (ie: floors, carpets, etc...Also, a committee for the pool to research on cost of furniture, etc...
- C. Landscape Committee – Under Landscape

*MSUC ~ (Moved, Seconded, and Unanimously Carried)

IV. COMMITTEES CONT.

- D. Parking Patrol Committee – Residents are still parking in guest areas, which is occurring at Rim View Way, Guinda Ct., and Lemonwood Lane. The number of tenants are increasing and homeowners to be more responsible to give a copy of the rules and regulations to their tenants. Garages are still being used for storage. The Committee is seeking volunteers for patrol service; four members on the committee are currently doing this. The committee suggested to the Board members for garage sale to start twice a year to clear out garages.

V. ARCHITECTURAL:

- A. Edge Park Way – The Board members *MSUC approved to install new windows with Azak material that looks like real wood, which outweigh the cost to the association in the long run, that was already installed last year by another homeowner.
- B. Park Crest Lane – The Board members *MSUC approved to replace existing windows with dual pane vinyl windows, the exterior color will be dark bronze to match existing trim.
- C. Lemonwood Lane – The Board members *MSUC approved the installation of the A/C unit.

VI. MINUTES:

- A. The Board members *MSUC approved the May 13, 2009 minutes, as amended.
Homeowners Forum: Article IV., Section B. - to change the word feeling to “feeding”.
Unfinished Business: Article XIV., Section E. - to change the motion from *MSUC to “*MSCM”.

VII. FINANCIAL:

- A. The Board members reviewed, discussed, and *MSUC accepted the financials ending May 31, 2009, subject to independent audit.
- B. Board Treasurer Jackson discussed that the reserve account has \$200K which is maturing shortly and proposed to open a smaller CD.
- C. DELINQUENCY LIST:
1.) The Board members reviewed the current delinquencies and no actions were necessary.

VIII. ADMINISTRATIVE:

- A. Reserve Study – The Board members *MSUC approved the proposal from SCT Reserve Consultants, Inc. for a Level III (financial update) for \$450.00 and an Assessment and Reserve Funding Disclosure Summary for \$75.00.

*MSUC ~ (Moved, Seconded, and Unanimously Carried)

IX. LANDSCAPE:

- A. The Board members were informed of the next scheduled walkthrough dated Wednesday, June 24, 2009 at 8:00 a.m. in front of the clubhouse.
- B. Landscape Walkthrough Report – The Board members reviewed the landscape and property inspection report dated May 27, 2009, and Board Director Rose Smutko reported another graffiti on a light pole, she will email management with address location, so maintenance can take care of it.
- C. Fire Prevention Walkthrough and Canyon Renovation Project – The Landscape Committee met with the City of San Diego Fire Prevention Code Compliance Officer on Wednesday. He did have some recommendations on what must be done for fire prevention in our canyon area, but the association was not cited. Also, the Code Compliance Officer made a few suggestion about the possible purchase of a pump and generator that could be stationed at the pool area. He said that making this equipment available at the pool area, the association could use the water from our pool to help save some homes nearby. Estimated cost would be \$800 to \$1,200.00.
- D. Tree Removal – The Board members reviewed the three (3) years tree care proposal from Urban Tree Care. Community Mgr. Hand to put a comprehensive spreadsheet of landscape expenditures from January to current for Board members overall review.

X. MAINTENANCE:

- A. Fire Lane Painting – The Board members *MSUC approved the Hold Harmless Agreement from Western Towing, so they can start painting the fire lane.
- B. Termites – The Board members *MSUC approved the proposal from Payne Pest Mgmt. to treat dry wood termites at [] Pine Knoll Lane in the amount of \$375.00.
- C. Paint Project – The Board members reviewed a “Plan of Action and Milestone” from Board President Campbell.
- D. Work Order Report – The Board members reviewed the work order log for May 2009.

XI CORRESPONDENCE:

- A. Violation Log – The Board members reviewed the May 2009 report.
- B. Homeowner’s Correspondence – The Board members reviewed various correspondences.

XII. BOARD DISCUSSIONS:

- A. Clubhouse Use – The Board members discussed to Board Director Sher Bash that in the governing documents, it is inappropriate for a Board volunteer to have a closed meeting without first obtaining other Board members approval. The Board members *MSUC approved for Community Mgr. Hand to mail a letter to the clubhouse manager restating the clubhouse current policy already in place to state that clubhouse rentals are for social functions only; and she does not have authority for any other functions.
- B. Garage Use - The Board members discussed terminating the currant garage storage at a residence and would like an inventory of the items stored (ie: extra paint, panels, lights, etc...) The Board members *MSUC approved to pursue various alternatives methods.

*MSUC ~ (Moved, Seconded, and Unanimously Carried)

XIII. UNFINISHED BUSINESS:

- A. The Board members *MSUC tabled rules & regulations, pool security, garage sales, matrix, lot files, and Pro-Tech Painting.

XIV. NEW BUSINESS:

- A. Newsletters –
 - a. Seeking volunteers for Administrative, Architectural, Clubhouse, Pool, Garage Sale, & Neighborhood Watch Coordinators and Parking.
 - b. To place saucers under any plants that are on plant ledges.
 - c. Homeowners to provide a copy of the rules and regulations to their tenants.
 - d. Enforcing guest parking spaces.
 - e. Noise concerns.
 - f. Structural Alterations.

XV. NEXT MEETING:

- A. The next meeting is Wednesday, July 8, 2009, at 6:00 p.m. at the Association's Clubhouse.

XVI. ADJOURNMENT:

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

Board Secretary: _____

Date: _____

*MSUC ~ (Moved, Seconded, and Unanimously Carried)