

## **Don's Notes of Board Meeting of November 21, 2007**

Board members present: Speedy Watson, President; Richard Jark, Treasurer; Mory Bonakdar, Jason Mitchell, Secretary.

Board members absent: (None)

Others present: Nataliee Ross and Valerie Cuonzo, Transpacific; David Page, Anthony Romano, Ward Johnson, Peggy Speelmon, Bill Whitecloud, Mary Thomas, Keith Schoose, Jessica Mitchell, Marsha McRae, Bonnie Friedlander and Don Appleby.

I. **Call to Order:** Speedy called the meeting to order at 7:15 pm.

Guest Speaker, Joseph Torres, Fish and Game: Not present. He was to have talked with us about *our* squirrel population.

II. **Executive Session Summary:** Delinquencies and about six disciplinary hearings were taken care of in the Executive Session.

### **III. Approval of Minutes:**

- A. **October 17, 2007, Regular Meeting:** In the Call to order section there was a correction to remove "at"; and on the next page in committee reports after item 6, insert "the" garage...; in the Old business section, instead of sign companies replace "he says he have" with "that have been provided"; in the bottom paragraph, \$14,500 is for 8 cameras; Mr. Watson requested permission; waterproofing from to AWS consulting; add "roofing termite vendor" after Truly Nolan. Rich moved to accept the minutes as corrected, Mory 2<sup>nd</sup> and the motion carried unanimously.
- B. **October 30, 2007, Special Meeting:** On page1, item 1, in Verizon item we will pay overtime "as needed". Item 2, 3<sup>rd</sup> line from bottom, should read two terabyte size hard disks for a total of \$2,000. Speedy asked if we got back the 240 megabyte hard disk. Richard explained that we did not. Reserve Study update that "needed", rather than "need" completion. Rich moved to accept the minutes as corrected, Mory 2<sup>nd</sup> and the motion carried.

### **IV. Homeowner Forum:**

Keith Schoose, speaking about the FiOS installation, said that he did not get enough notice. He needs more than one working day's notice.

Ward Johnson, spoke about a neighbor who has a problem with balcony re-flooring. She is incapacitated and has the patio furniture in her unit and it is inconvenient. It was mentioned that Martin did confirm, according to Nataliee,

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that he inspected *her* balcony. Nataliee mentioned that we expect to get the list on December 19<sup>th</sup> with about six units to be done.

Marsha McRae asked to know if we can get replacement knobs for gates from the West end of 552 that have been mashed in. It was mentioned that a new knob has been requested. Another damaged knob is at the West end of the first floor hall. Another damaged knob is on the laundry room door-knob. Also there is another problem with the vehicle gate into 576. It slams. It was mentioned there is a "no slam" device that is to be installed on that gate. Mary Thomas talked about VGO's working intermittently.

### V. Management Report:

- A. Action List
- B. Management Site Review Report
- C. Martin's Maintenance Report
- D. Fuji's Janitorial Report
- E. Money Market Transfers: \$208,740 is to be authorized transferred from UBS to reserve checking for payment to Petronella; \$8,592.40 from UBS to reserves to pay on Security Management Systems' 2-invoices; and \$7,894 from UBS to reserve checking to pay AWS Consultants. Mary asked about refund from Security Management. Rich says we got it some time ago.

### VI. Committee Reports:

#### A. Architectural:

1. ARC Rules: with Legal
2. Hard Surface Flooring: Status Update – tabled
3. *Don Appleby gave the report on behalf of the ARC. There were two recommendations by the Committee to the Board from its meeting of 11-06-2007. 1) The Committee recommended further extension of the moratorium on installation of hard surface floors on the 2<sup>nd</sup> and 3<sup>rd</sup> floors until valid data have been measured, until March 2008. 2) The Committee repeated its recommendation to the Board to find a contractor for concrete cleaning of the stairwell platforms.*

#### B. Finance:

1. Member Resignation – Don Friedman resigned *after more than 20-years on the Finance Committee*. It was suggested that someone on the Finance Committee should draft a letter of *appreciation* to him and give it to Valerie to send on behalf of the Association. Speedy mentioned that the record should show that Marilyn Helgeson resigned from the Finance Committee in January 2007 and was replaced by Jason Mitchell.

#### C. Landscape: No report

#### D. Insurance: No report

#### E. Social: Jessica Mitchell reported the Social Committee had its first meeting. Shelley Reeves resigned from the Committee ~~meeting~~-before

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that first meeting. Nataliee Ross volunteered to serve in her place as a volunteer and without charge to the Association. December 1 is a planned tree trimming party and participants are requested to bring ornaments. Also, the Committee is assisting another organization to collect donations of warm clothing apparel and blankets. A Notice is to go out to advise residents. Jackets and blankets are sought to give to homeless persons. Rich wanted a motion to get new holiday lights for \$150.00 for entrances to the project, probably of the ice cycle variety. Nataliee announced that we will get a tree Tuesday. Speedy 2<sup>nd</sup> the motion and it passed unanimously.

### VII. Old Business:

- A. **New Signs Bids:** Mr. Jark - Rich is to do specifications and give them to Valerie who is to obtain bids.
- B. **Laundry Room Flooring Install Status:** Kick plates are to be installed on laundry room doors. There was some discussion about colors.
- C. **Roofing Status Update:** December 7th is the planned completion date for the roofing, except for *clean up and* the top coats on each building *which follows after about four weeks of the composition roof curing.*
- D. **South Wall and Stairwell Update:** with Structural
- E. **Tree Trimming Bid:** Will Bring Updated Bid to Meeting. It didn't happen. Nataliee is to contact Tierra Verde for bid.
- F. **Insurance Deductible Resolution:** Legal counsel is to write it, but Valerie has done it without legal before.
- G. **FiOS:** Mary asked about a town hall meeting for Verizon to explain the new service to the residents. Speedy explained that old phone lines are about to be phased out. We are getting it done free where it might be at cost later. However, a town hall meeting is in the works.

### VIII. New Business:

- A. **Gym Rules:** Ms. Ross indicated that we have had complaints about guys without shirts and shoes appearing in the workout room thereby upsetting females present. We need a recommendation for swim suits to be worn in the wet area (shower room, sauna and Jacuzzi area). A towel is to be carried, and shirt and shoes are to be worn in weight room. Valerie is to write it, give it to the Board to vote on and then send it out. Rich made a motion to that effect, Jason 2<sup>nd</sup>, and it passed unanimously.
- B. **New Legislation Affecting HOA's:** January 1<sup>st</sup> is the effective date for the new legislation for notification of meetings and stricter Agenda procedures. SB528 is effective 1-1-2008.
- C. **Correspondence**
- D. **Lien action** needs a motion. It is for account #327578. Rich moved to impose the lien, Jason 2<sup>nd</sup> and it passed unanimously.

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- E. **Rich problem with gates:** They seem to need to either have their receiver antenna boosted or to relocate receivers so there is no interference by the gate itself. \$200 was proposed for a test. We will have a meeting December 15<sup>th</sup>. Rich moved to move the receivers, test them for a time, if not working, then allow the company to install boosters for up to \$200 and test those. If they do not work then there is to be no charge. Mory 2<sup>nd</sup> the motion and it passed unanimously.
- F. **Petronella requested deviation for acrylic top coat.** *Our contract calls for a new 2-year old product and now Petronella is offering for \$4,500 savings by using older proven product. Motion to switch is needed.* Mory says get in writing first. Rich moved to make switch and pay receive \$4,500 discount contingent upon getting it in writing. Jason 2<sup>nd</sup>. Contractor is more comfortable with older product. *Rich amended his motion for cost comparison. Jason 2<sup>nd</sup>. (I believe this was voted on and passed.)*
- G. **Drawing for Patti Howard** – Bonnie Friedlander won the drawing.
- H. **Cameras legal issues.** Unless recording voices there is no problem according to counsel's advice according to Richard. This matter was tabled.

IX. **Adjournment** was at 8:48 pm.

Submitted by Don Evan Appleby on November 22, 2007