

LOS VERDES PARK UNIT 1 HOMEOWNERS' ASSOCIATION INC
www.losverdespark1.com

BOARD OF DIRECTORS MEETING
August 21, 2007

The meeting was called to order at 7:05 p.m. by Sean Flickinger, board president. Board members Donna D., Claude Remillard and Lola Wingate were present. Park manager Bud Oliver was also present.

Minutes: The minutes of the previous meeting were approved as presented.

Treasurer's report: Total July income = \$27,710.50. Total expense = \$18,476. Net ordinary income = \$9,234.50. Other expense = \$18,704 for roof repairs. Net income = (- \$9,469.50).

Manager's Report:

- There are four spaces available in the RV lot.
- There were no cars towed last month.
- The bathrooms need painting and regular cleaning. Recommend that the 2008 budget include funding for both.

Landscape Architecture Committee: see copy of report attached

Structural Architecture Committee: The board approved the gate at Unit 31. See attached report.

Finance Committee: report tabled until new business agenda item

Old business:

O.B. ITEM 1: After a hearing, the \$100 fine against Tim Ness of Unit 30 for running a stop sign, imposed at the June meeting, was rescinded. Board members, after reviewing the circumstances and discussing interpretations of the CC&Rs, took the action on a 3-0 vote, with one abstention.

O.B. ITEM 2: The board voted 4-0 to deny a request from the owner of Unit 10 for reimbursement for water damage, believing the evidence as to cause — and therefore responsibility — was inconclusive.

O.B. ITEM 3: The Villa Court paving replacement job was estimated at \$41,535. The board referred the bid to the Budget Committee.

O.B. ITEM 4: The board authorized the purchase of 2,000 new parking permits from Poor Richard's Press. The cost is \$371.

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O.B. ITEM 5: The matter of plastic replacement panels for house and porch lights was tabled pending a report from the Structural Architecture Committee.

New business:

N.B. ITEM 1: A sandbox retaining wall is needed to keep sand from being blown into surrounding grass. Submitted to Structural Architecture Committee.

N.B. ITEM 2: Irrigation system for lawns behind Units 2 through 5 needs redone as grass is not getting adequate water. Board requested detailed plan from contractor chosen by Landscape Architecture Committee.

N.B. ITEM 3: The sauna continues to suffer from vandalism. Close monitoring will continue to see if problem persists. Sauna needs repair or replacement of wood. Board will ask Chris Pelzel to offer a quote on wood replacement. The park has been offered a \$500 donation for this work.

N.B. ITEM 4: Insurance quotes have been received from Allstate, the present carrier, and from Farmers. The board asked the Financial Committee to review policy details prior to the next board meeting.

N.B. ITEM 5: The Finance Committee reported that it is continuing the budget process. A motion was made and seconded that \$26,550 payable from the reserve fund to the operating fund be a permanent transfer that will not be repaid to the reserve fund. The motion carried. Driveway replacement was also discussed.

N.B. ITEM 6: A motion was made and seconded to transfer a budget amount for arbor replacement in the amount of \$7,500 to the fund for cap flashing. The motion carried.

N.B. ITEM 7: The board stated its intention to review RV space rental policy prior to 2008.

HOMEOWNER COMMENTS

The owner of Unit 10 requested a letter from the board stating reasons for the denial of his request for reimbursement for water damage.

There being no further business, the meeting was adjourned at 8:54 p.m.

Next Board of Directors meeting: Tuesday, Sept. 18, 7 p.m.

Deadline for agenda items: 4 p.m. Monday, Sept. 17.