

Los Verdes Park I Homeowners Association
February 19, 2008
Board of Directors Meeting

Meeting was called to order by Sean Flickinger, board president at 7:05pm. Other board members present were Lola Wingate and Vicente del Rio Nascimento. Larry Smyth and Tony Flatos from Farrell Smyth our new Property Management firm were in attendance.

Sean added a correction to the minutes of the January meeting stating that the water intrusion into the home of unit 77 as well as into the garage as the minutes stated. Minutes of the previous meeting of January 15, 2007 meeting were approved as corrected.

Correspondence received will be discussed under Old Business.

Managers Report: Larry Smyth of Farrell Smyth gave the managers report, a copy of which is attached.

Treasures report: see attached

Landscape Committee report: see attached

Next landscape committee meeting is scheduled for March 11, 2008.

Architectural Committee report was presented by Sarah Flickinger. The committee is working with the students under the direction of Vicente del Rio Nascimento as a senior project to develop a set of guidelines for the park so that homeowners may have some options with regard to the updating of their homes as wear becomes apparent and exterior items need replacement. And so that decision makers will have guidelines with options as homeowners request additions or alterations to their homes. The students will be looking at the current CC&R's, and will be interviewing long time residents as well as our managers in order to gain insight as to how things have been done in the past and what options we should consider for the future.

The students will be addressing the appearance of the park as a whole, individual homes and the overall look of the landscaping. If anyone has suggestions or comments you are encouraged to call or email Jennifer Gau at 408 209-4351, Jennifer.gau@gmail.com. Now is the time to get involved in planning the future of our neighborhood. Express your opinion on topics such as lighting fixtures for homes and streets, fence styles, paint pallets, trim colors, mailbox styles, the looks of our landscaping, etc.

No Budget Committee report in Donna DiGangi's absence.

Old Business:

Bud's sign was tabled until the March meeting. The board encourages suggestions for the appearance and content of a sign to recognize Bud's service to the community. Please email Sonia at Farrell Smyth, sonia@farrellsmyth.com.

Fence repair for units 24 and 77: Larry Smyth reported that the fence repair for #77 had been completed and #24 was yet to be done but he would see to it that it would be.

Water intrusion on Unit 77 was discussed. The homeowner was present and clarified where the water was entering the house. He indicated that someone had been out to inspect the source of the water into the garage. It was ascertained that that individual had not been there to determine the source or cause of the water entering the house itself. Larry Smyth recommended that an individual, Jeff Cheisen of JT Construction be sent out to find the source of the water intrusion. It was agreed that finding the source of the leaks would have to be determined before there could be any further discussion.

Parking Proposal. Randy Murray who had submitted to the board a proposal for new parking guidelines was ask to recap his submission. In short he would like for the homeowners to be more involved with the permit process so that they would have a better understanding of the whole issue. Discussion covered “is it a problem?” “how much of a problem is it?” “I had my car towed when it had a permit” “why can’t we get the security company to more carefully monitor the offenders” “sounds like an enforcement issue” “how can we better enforce what we already have” etc. The conclusion of the discussion was that there were only a few homes, maybe 4 or 5 that were the cause of the problem because they had multiple tenants.

It was decided to continue discussion the issue for the next several board meetings.

It was also decided to require the new Orange Permits be required after April 1st. The Orange permits will be passed out to every home unit along with a guest parking policy statement.

Sean had recently talked to 5 Cities Securities and has ask them to step up the enforcement of the guest parking regulations which restated is that any car parked in a guest parking place between the hours of 12:00am and 6:00am must have a visible parking permit which states the house number and dates the permit covers, not to exceed 72 hours. Cars that do not have visible dates or house numbers are to be towed. The security company will be taking pictures of the front and back license plates and permit of those cars that they order towed.

One homeowner suggested that the association consider installing a vending machine for parking passes. That suggestion will be explored further by Sean.

Lights coming on in the common area continue to be an intermittent problem. Larry Smyth will check on that with Gilbert.

New business:

Fireplace issue for unit 20. A letter from the homeowner of #20 was discussed. It was determined that the interior of the chimney is the homeowner’s responsibility but it was

unclear as to the shroud. That issue will be looked into and discussed at the next meeting.

Water intrusion in unit 90. The homeowner of the unit was present and spoke to the board about what had happened. He called FS to report that water was leaking into his house. FS had Cencal send out a representative to take a look. It was reported that leaves had clogged the downspout and rainwater had pooled on top of the roof and leaked into the interior. The owner had the sheetrock repaired but ask the board to determine who should be responsible for the expense of the repairs.

The discussion went in the direction of the maintenance issues of the roofs. It was stated that Chris our former repairman had cleaned the leaves from the gutters on an annual basis. Larry Smyth when asked about other associations under his care said that cleaning the gutters was a dilemma for all such associations. The question becomes the timing, if it is done too early and the leaves have not yet all fallen, then after the next rain or windstorm they will need to be cleaned again. If a big storm hits before they have been cleaned then there is a chance that the gutters will have become clogged which creates in some cases pooling of water on the roof. Water can then either seep into vents or other places causing leaks into the interior.

Sean suggested that the association might consider paying for one cleaning a year and put out a notice to all homeowners that they should keep an eye on the condition of their gutters and have any further cleaning done themselves.

Discussion continued and it was decided that no decision would be made at this time and that the board should work with the homeowners to resolve any problems or issues that arising from leaks into the interior.

Water intrusion in unit 51. The owner of the unit was present and told the board that water had leaked into the house where the concrete meets the stem wall. The homeowner was told by Sean that the interior patio was entirely his own responsibility and any leaks coming from the patio area he would have to deal with and not look to the association assistance with leaks from that area. He asks that someone come and take a look. FS will have Cencal inspect the home.

Driveway usage. It was brought to the attention of the board by Sean that a couple of the homeowners or their renters were using their driveways for storing RV's or boats. They have been notified that that kind of usage of the driveway is not permitted and the situation has been rectified.

Damage to the grass along side the driveways. Now that we have had rain and the lawns are soft, there has been some damage to the grass next to the driveways at about 10 homes. It was decided that letters of warning should be sent out that specify the provisions of a \$50.00 fine for damage to the landscaping plus the cost of labor and materials to repair the damage to the lawns as well as the sprinkler lines and heads.

Copy machine status. It was reported that the association had entered into a lease agreement last September that it is now not able to cancel although we are not using the copy machine. We will be required to continue to make the payments of approximately \$100 for the remaining 43 months on the lease.

RV parking dues. Two homeowners have yet to pay their RV parking dues. FS will notify them to pay the annual dues that are due at the beginning of the year.

Fence for unit 9. FS will be overseeing the repair of that association owned fence.

Proposed painting of the men's and women's changing rooms. Larry Smyth had a proposal for the painting of the changing rooms and the Jacuzzi room, at a cost of \$960. Sean wanted the proposal to be reviewed by the Treasurer to make sure the cost would fall in line with the budget. Once that has been done he will get back to FS with a response.

Larry Smyth also let the Board know that they will be lining up someone to do the cleaning of the Recreational Center rooms on a monthly basis as requested.

The floor was opened up to comments by Homeowners. One of the homeowners present ask about the procedure for traffic violations, ie. driving too fast, not stopping at stop signs, etc. She went on to say that she had been intimidated by another homeowner who approached her car, shouting at her and waiving his arms running toward her, which frightened her and which she felt to be entirely inappropriate. After some discussion of the matter it was agreed that the behavior of the shouting homeowner was indeed inappropriate and not condoned by the board.

The meeting was adjourned at approximately 9:00 pm.

Secretary,
Lola Wingate

Attachments:
Landscape Committee Report
Structural Committee Report
Financial Report
Managers Report

1/15/08 Manager's Report

1. All coupon books were mailed 1/11/08.
2. Majority of the accounts payables and utilities have been contacted with the new billing address.
3. Jane Savings has provided Farrell Smyth with all tenant ledgers and tax information has been forwarded to Jane.
4. Total of (9) 3-day Guest Parking passes have been given to units 16, 25, 71 & 77. We have been requesting their old ones before issuing new ones.
5. Five Cities Security- No unusual activity. Only tagged cars, no tows.
6. No Fines or violations as of date.
7. Bathroom in pool area- On 1/9/08- Gilbert picked up cleaning supplies, cleaned 2 shower enclosures. Cleaned and mopped the men's and women's restroom and mopped the spa floor. Checked the pool and cleaned the pool baskets.
8. Got a phone call today from a homeowner that said he would attend the meeting. He fell off of his bike on a speed bump before the stop sign towards the entrance of the park. Where Del Oro and Los Verdes intersect.

Maintenance Requests

Unit	Maintenance Request	Status
64	Glass door leak	Caulked on 1/2/08
78	Leak from window	Caulked on 1/2/08, returned 1/7/08 to caulk again
77	Fence fell over	In-process, started 1/7/08
77	Water issues in garage	See attached email under correspondence
75	Leak in garage when it rains. Large puddle on ground	Unresolved, waiting for direction
69	Water coming in above sliding door	FS will schedule. Call out to tenant to schedule.

Los Verdes Park I
Landscape Architecture Committee
February 12, 2008

Attending the February 12 meeting: Lois Lasecke, Shirley Oliver, Bud Oliver, Elna Coley, and Dennis Takabashi.

1. The committee will do a "shrub" survey of needs and replacements in the spring walk-around (May).
2. Dennis was informed about gophers by the tennis court, a dead bush at #6, and the need for training the pool bougainvillea on removable wires or lines to allow wrought iron maintenance.
3. Dennis was instructed to place the concrete blocks near run-over driveways to protect sprinkler heads. Owners will be charged \$50 and Dennis will be reimbursed for labor. Units noted were the following: 8,16,17,27,30,35,44,47,57,85. This matter should be handled by the board and Farrell Smith.
4. Several plants and trees were noted for pruning and trimming at the back of the perimeter road and around the purple bottlebrush .
5. We would like to improve the ground cover near the tennis/basketball court and replace about 12 alba plants around the court fences.
6. We would like to improve the Higuera/Los Osos Valley Road corner of the park. We would like to make it more symmetrical around the curve by lengthening the ilasma bushes along Los Osos Valley Road and installing the wrought iron fencing we have in storage. This would also improve the walk through problem and unsightly spacing.
7. Another area of concern is the triangle of lawn by the play area, outside the pool. The grass should be removed, bark filled in, and picnic tables located there. The picnic tables should also be replaced since one is broken and the other in poor condition.
8. The committee noted the need for cold patches on the perimeter road, removal of Christmas decorations at 30 and 66, and the broken picnic table, referring this information to the board.
9. The committee would also like to remind the board of the need to pursue reusable water in the park for landscape needs.

The next LAC Meeting is scheduled for March 11, 2008.

Respectfully submitted,
Elna Coley

**Los Verdes Park #1 Structural Committee Meeting
February 18th 2008**

The meeting was called to order at 7:04 pm by Brian Friesen (29), committee head. Committee members Vicente Nacimiento (64), Carl MacMahon (54), and Sarah Flickinger (79) were present.

Items Discussed:

- The recent fence work at unit 86 was discussed. The problem is not the fence itself, but that the homeowner did not submit an application to the structural committee in accordance with the CCNRs. The structural committee recommends that a stern warning letter be written to the homeowner about bypassing the established procedure. Also, if the CCNRs support a fine for this, we recommend the homeowner be fined.
- The upcoming spring walkthrough was discussed. The committee is aware of this task and has begun thinking about how best to accomplish it.
- The fireplace at unit 20 was discussed. We concluded there is not enough info about what the homeowner wishes to do. The structural committee will send a letter to the homeowner requesting more information as well as remind the homeowner to submit an application before any work is done.
- Vicente provided a small update regarding the Cal Poly students doing their senior project based on our neighborhood.

Next Meeting:

Tuesday March 11th at 7:00 pm

Cash Flow (Cash)
Los Verdes Park I - (918)
Jan 2008

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1/15/2008
04:29 PM

Prepared For:
 Los Verdes Park I HOA
 21 Santa Rosa St. #100
 San Luis Obispo, CA 93405

Prepared By:
 FARRELL SMYTH, INC.
 21 SANTA ROSA STREET SUITE 100
 SAN LUIS OBISPO, CA 93405

	Month to Date	%	Year to Date	%
INCOME				
HOA Dues	24,600.00	99.51	24,600.00	99.51
RV & Trailer Parking	120.00	0.49	120.00	0.49
TOTAL INCOME	24,720.00	100.00	24,720.00	100.00
EXPENSE				
Landscaping	6,592.00	26.67	6,592.00	26.67
Telephone	74.44	0.30	74.44	0.30
Electric Service	504.26	2.04	504.26	2.04
Gas Service	937.45	3.79	937.45	3.79
Water & Sewer	2,264.44	9.16	2,264.44	9.16
Trash	61.22	0.25	61.22	0.25
Office Equipment	133.85	0.54	133.85	0.54
Security Patrol/Monitoring	450.00	1.82	450.00	1.82
TOTAL EXPENSE	11,017.66	44.57	11,017.66	44.57
NET INCOME	13,702.34	55.43	13,702.34	55.43
ADJUSTMENTS				
Key Deposit	10.00		10.00	
TOTAL ADJUSTMENTS	10.00		10.00	
CASH FLOW	13,712.34		13,712.34	
Beginning Cash	0.00			
Ending Balance	13,712.34			

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