

**Los Verdes Park I Homeowners Association**  
**January 15, 2008**  
**Board of Directors Meeting**

Meeting was called to order by Sean Flickinger, board president at 7:03pm. Other board members present were Lola Wingate and Donna Digangi. Sean appointed and invited Vicente del Rio to join the board to serve a two year term. Donna DiGangi agreed to remain on the board until a suitable replacement could be found and agreed to serve as Treasure during that time. Lola Wingate agreed to act as secretary. Sean agreed to remain President.

Larry Smyth and Tony Flatos from Farrell Smyth our new Property Management firm were in attendance.

Minutes of the previous meeting of December 18, 2007 meeting were approved.

There was no new correspondence received.

Managers Report: Larry Smyth of Farrell Smyth gave the managers report. Farrell Smyth officially took over the position of managers on January 1, 2008 and was on site on the 2<sup>nd</sup>. Between then and now, the 15<sup>th</sup> a letter has gone out to all homeowners announcing the change in management and payment books have been mailed to each homeowner. A copy of their report is attached.

Treasures report: see attached

Landscape Committee report: see attached

Next landscape committee meeting is scheduled for February 12, 2008.

Architectural Committee report: Vicente reported that there had been no committee meeting but there had been some email correspondence between committee members. A fence had been constructed at number 86 which looked good but had not been approved through proper channels. Discussion followed about how to handle the situation and any future situations where people make improvements without getting the necessary approvals. It was decided to write a letter to the owner and ask him to submit the paperwork in order for his project to have the required approvals and ask for it within a 30 day time frame.

Homeowners are required to submit an application to the architectural committee prior for approval prior to any work taking place. Applications and instructions are located on Los Verdes Park 1 website:

[www.losverdespark1.com](http://www.losverdespark1.com).

Old business: Sign for Bud, prior manager, to honor his years of dedicated service was discussed. The board would like to solicit any one with ideas for wording for such a plaque to please bring them to the next board meeting. There will be further discussion of the placement and wording at the next meeting.

Farrell Smyth was directed by the board president to move ahead on getting the fence repaired for unit 24.

The Student project was addressed by Vicente who told the board he expected to have a draft for review by the end of the quarter. They will need to conduct some interviews to get a feel of the issues and will need to examine the CC&R as well as a site map.

New Business:

The fence for unit 77 blew down in the storm the first part of January. That particular fence is one of two that the association is responsible for. Farrell Smyth has been made aware of the damage and repairs have been started. Sean asked them to also check into the source of water intrusion into the garage. There was discussion regarding the responsibility of the HOA for the concrete slab that is a part of all the houses in Los Verdes Park 1. It was decided that further study of the CC&R was needed and the matter would be tabled until the next meeting.

Roof replacement schedule: Sean brought up the need to notify the homeowners whose have Heating units on their roofs that are on the schedule to be replaced in the coming year that they will need to make arrangement to have those units removed prior to the roof replacement work being done.

A schedule of the roofs to be replaced in 2008 will be included at the next board meeting.

Parking issues: A letter from Randy Murray was read which made some suggestions to help facilitate the ongoing issue of guest parking. The matter will be discussed at the next board meeting in order for homeowners and tenants who are affected to have a chance to attend and comment on the issue. A copy of the letter is attached. Farrell Smyth is currently issuing guest parking permits. They are made available at no cost to all tenants and homeowners for their guests to park in the guest parking places which require a permit between the hours of midnight to 6am. They can be obtained at the Farrell Smyth office at 1411 Marsh Street #102, SLO. They are valid for no more than 3 days. There was discussion about how to insure the permits not be abused. One suggestion was to have the security firm, 5 Cities Security keep a log of the permits used and tow the cars if a permit is used more than 3 days.

Contract Management: Sean asked Larry Smyth about how his firm was interacting with the current contractors. Larry responded that every thing seemed good. Gilbert, one of Farrell Smyth's handymen had been to the park and met the landscapers who told him of items that they were aware of that needed attention. He had also done some repair work

on the swimming pool cover and had begun to do some cleaning in the shower rooms. There followed a discussion of the need for FS to have a copy of the budget in order to know what the financial parameters for the different areas within the operating budget and to stay within the budget.

Sean asked Larry to get a proposal for the painting of the shower and Jacuzzi area, as well as a figure to replace the benches in the sauna. And he was asked to have a plumber give us a figure on placing a timer on the water infill for the swimming pool. There was discussion on the possibility of having a float valve regulator to turn the water on when it got too low in the pool.

The next board meeting will be the 3<sup>rd</sup> Tuesday, February 19<sup>th</sup>. Future board meetings may not be held every month, the board is considering going to quarterly board meetings. No decision has been made at this time to change the schedule.

Homeowner's discussion:

Lynn Murray called attention to the need for the potholes in the streets needing to be patched. She also commented that if people would turn on their porch lights both in the front and back that there would be plenty of light for those who like to walk about after dark.

Hal Severn called attention to the displacement of the pavement at the end of Del Oro Court. The curb and the street have moved in relation to each other and it has caused a hazard that needs to be addressed.

Farrell Smyth and Sonia in particular were complimented for the fine job they have done with the start-up.

Randy Murray suggested that there be a non-board member to chair the finance committee.

Larry Smyth asked if the board wished them to contact Toste Paving, the response from the board was "not yet."

There was a comment about the street lights coming on during the daylight hours, someone mentioned that Sonia had been contacted with regard to that matter.

Meeting was adjourned at 8:54pm. Next board meeting is scheduled for February 19<sup>th</sup>.

Lola Wingate  
Secretary, Los Verdes Park 1 HOA

Attachments: Landscape Committee minutes of January 8, 2008 meeting.  
Managers Report including January Cash Flow Report  
Letter from Randy Murray regarding Guest Parking