

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

BOARD OF DIRECTORS MEETING
May 15, 2007

The meeting was called to order at 7:03 p.m. by Sean Flickinger, board president. Board members Donna D., Randall Murray, Claude Remillard and Lola Wingate were present. Park manager Bud Oliver was also present. The following homeowners were in attendance: Brian Friesen (29), Lynn Murray (43) and Eva Werner (74).

Minutes: The April 2007 minutes were approved as presented.

Correspondence: none

Treasurer's Report: The treasurer reported that April income was \$17,949.36, including \$9,555 committed to the reserve fund, against expenses of \$18,555, for a net ordinary income for the month of \$8,949.36. There were no homeowners in significant arrears on dues. First quarter income (Jan., Feb., March) was \$112,751.20 against expenses of \$71,783.10 for a net ordinary income of \$40,968.10.

Manager's Report:

- **There were 4 vehicles towed in April.**
- A new strain of algae has appeared in swimming pools in the area, including ours. It has required a doubling of chlorine treatment.
- Lost/Found and held at the office: Jeweled watch and band; and wedding ring.
- We had to turn on sprinklers at the end of March, the earliest since 2003.
- Once again, some unknown person has added bubble agents to the Jacuzzi causing it to be closed and cleaned. Labor and the loss of water to flush the system cost homeowners hundreds of dollars for each of these events.
- The owner of Unit 7 took it upon himself to have a tree removed from his front yard without approval of the Landscape Architecture Committee or the Board of Directors. Landscaping belongs to all homeowners, and individuals cannot unilaterally decide what will be moved, removed or replaced.
- Unit 10 and the mold issue: The association has not received a bill and hasn't paid anything for the repairs that were done. In light of some new information, there is a question about whether the expense is to be covered by the association or the homeowner. ServePro will be called to get an opinion on the cause of the leaking that caused the mold.

Landscape Architecture Committee: The committee met on May 8. Minutes of the two meetings are attached. **Next meetings: Tuesday, June 12, at 3 p.m., and then at 4 p.m. with the landscape contractor.**

Structural Architecture Committee: No report. The minutes of a March 22 meeting were submitted by the park manager for board action under old business.

Finance Committee: Chair Sandy Halvorson announced that the committee met on May 9 to review the year-end balance sheet and first quarter 2007 expenses. The committee recommended that the board needed to negotiate a new contract with its maintenance employee, Chris Pelzel. Chris had indicated he would reimburse the association for a portion of the workman's compensation insurance that the park paid for him under the 2006 contract. The committee noted that Chris has requested that a 2007 contract provide that the park pay 100 percent of the workman's comp and he would in turn accept that in lieu of any wage increase. The committee wants to be absolutely sure that insurance will or will not pay for the mold damage and repair for Unit 10. Board President Flickinger said he checked on this matter and found that it would not. He explained that the insurance covers an accidental, not a maintenance, episode, as this one was. The committee renewed its request of the Structural Architecture Committee to provide it with an updated list of driveways to be replaced.

Old business:

O.B. ITEM 1: Sarah Flickinger continues to update the Web site. A new policy statement on fines, reflecting the recent adoption of a new late-dues-payment policy, needs to replace the current one posted on the Web site.

O.B. ITEM 2: The board voted unanimously to drop a small claims lawsuit that was an attempt to recover a fire insurance deductible from the previous owners of unit 77.

O.B. ITEM 3: The board devoted time to a discussion of strategies to manage the park's trees. The manager reported that we were still waiting to see if some trees survived the winter frost. The removal of some trees will be done by the landscape contractor. A tree company will trim designated trees. The board discussed funding beyond the budgeted amount to accomplish all that needs to be done with respect to tree maintenance. The park manager will get quotes from both contractors for the board as soon as possible.

O.B. ITEM 4: The board reviewed a list of items submitted by the Structural Architecture Committee from its March 22 meeting. Without discussing all of the items, the board seemed in general agreement that 1) the options for colors for front doors and fences could be expanded and 2) fences should remain of wood construction; stucco would not be an approved substitute. The board requested that the committee act on these general suggestions by bringing a new set of specific colors for front doors and fences to the board for approval.

New business:

N.B. ITEM 1: The board considered adopting a fine-and-reimbursement policy for persons caught introducing bubble agents into the Jacuzzi. While there appeared to be general agreement that such a policy was necessary, there was some disagreement on the wording of the draft submitted and some reservation about posting yet another sign in the pool area. Action was deferred.

N.B. ITEM 2: The board voted to decline an offer by the paving contractor to apply the seal to the newly paved Del Sol Court this Thursday because such short notice would not provide adequate time for residents to move vehicles out of the area while the seal dries. The board directed the park manager to request that the park receive at least a week's notice prior to this work.

N.B. ITEM 3: The board agreed to a commitment of 15 units for re-roofing in order to accept an offer from the roofer to hold the price to today's rates. The price of gasoline and other oil products continues to drive roofing prices up.

N.B. ITEM 4: Research is continuing into the acquiring of security cameras.

HOMEOWNER COMMENTS

One homeowner was outraged that a tree had been removed without an official approval. "He cut down somebody else's tree," was the comment, along with a suggestion that a fine or requirement for replacement be levied against the homeowner.

Another homeowner expressed concern about cars parking in the fire zones at the end of Del Sol Court near Unit 44.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Randall L. Murray
Board Secretary

Next Board of Directors meeting: Tuesday, June 19, 7 p.m.