

**LOS VERDES PARK UNIT 1 HOMEOWNERS' ASSOCIATION INC**  
[www.losverdespark1.com](http://www.losverdespark1.com)

**BOARD OF DIRECTORS MEETING**  
**September 18, 2007**

The meeting was called to order at 7:03 p.m. by Sean Flickinger, board president. Board members Randall Murray, Claude Remillard and Lola Wingate were present. Park manager Bud Oliver was also present. Homeowners attending were Vicente del Rio, Unit 64, and Lynn Murray, Unit 43.

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

Treasurer's report: Total August income = \$18,210.51. Total expense = \$18,105.96. An additional \$9,346.66 was committed to the reserve fund. The expense of \$2181.33 connected with repair or replacement of mailboxes and light posts was noted and explained.

Manager's Report: The manager reported that he had nothing to report

Landscape Architecture Committee: Chair Lynn Murray reviewed recent repairs in the irrigation system and plans for replacing trees lost to last winter's frost. See attached report.

Structural Architecture Committee: A written report was submitted and is attached.

Finance Committee: The recent chair has moved from the park, but the treasurer and others are working to complete the proposed 2008 budget. **A new chair of this committee is needed. Homeowners with an interest are welcome to inquire through the office.**

Old business:

Discussions regarding rehabilitation of the sauna, restrooms, and Jacuzzi areas continued, with general agreement that the restrooms need painting and some regularly scheduled cleaning needs to follow. The manager was asked to get separate, specific bids from the park's contract maintenance provider, Chris Pelzel, for the painting of the restrooms and other work necessary to improve the standards of these facilities. Once costs are known, the directors are expected to authorize some of these projects at the October meeting of the board.

New business:

N.B. ITEM 1: The board voted unanimously to approve the spending of up to \$2,500 to replace approximately 18 trees lost to last winter's frost. The 15-gallon trees would cost up to a maximum of \$175 apiece, that price to include purchase and planting.

N.B. ITEM 2: The board announced the calendar of meetings for the remainder of 2007: October 16 (regular third Tuesday), November 13 (change to second Tuesday), and December 18 (regular third Tuesday). ANNUAL MEMBERSHIP MEETING

With respect to the calendar, the board took note of the need to consider a draft of a 2008 budget at its October meeting so that a mailing of an approved budget with a cover letter to homeowners could take place at least 45 days before the budget is implemented on January 1, 2008, as required by the Bylaws.

The board took note that the Bylaws also require that the president appoint a nominating committee 90 days prior to the date of election of directors "to select qualified candidates for election to those positions on the Board of Directors held by directors whose terms of office are expiring." The terms of two directors will expire at the end of 2007. The nominating committee shall make its report to the board at least 60 days before the date of the election. Any homeowner may also request the nominating committee to place additional names in nomination. **A form for self-nomination or nomination of another homeowner is attached to these minutes.**

The Bylaws state that "The balloting in director elections shall be scheduled to culminate on the date of the annual membership meeting . . ." Ballots shall be mailed to all homeowners eligible to vote not more than 30 but not less than 15 days prior to the date of the annual membership meeting.

N.B. ITEM 3: Manager Bud Oliver requested that he be relieved of his duties as soon as possible, although he indicated a willingness to continue until the end of 2007 if necessary. The board agreed to work toward finding a suitable managerial replacement.

There being no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Randall Murray, Board Secretary

**Next Board of Directors meeting: Tuesday, Oct. 16, 7 p.m.**  
**Agenda item deadline: 4 p.m. day before**