

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

**BOARD OF DIRECTORS MEETING**  
**APRIL 17, 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: Sandy Halvorson (18), Nita Ring (49), and Shirley Oliver (65).

Minutes: The March 2007 minutes were approved as presented.

Correspondence: The Board received the following correspondence that was noted:

Receipt of an informational packet from the Community Associations Institute, an organization in which this homeowners' association holds membership. These materials will be held on file in the office for reference by the directors and other homeowners with an interest.

Treasurer's Report: The treasurer reported that March income was \$28,287.76, including \$9,555 committed to the reserve fund, against expenses of \$19,644.95 for a net ordinary income for the month of \$8,642.81. Other expenses included \$1,651.83 for roof repair, so that net income for the month was \$6,990.98. There were no homeowners in significant arrears on dues.

Manager's Report:

- **There were 18 calls for towing in March. Ten vehicles were actually towed.**
- The park is pursuing information on the warranty on the pool cover, which had lost lamination and had been torn.
- Work on the swale behind units 77, 78, and 79 to stem water intrusion at the base of the homes is being completed.
- The Jacuzzi has been vandalized by the use of a bubble soap that has corroded the system and is proving difficult to purge. In addition to the inconvenience to other users, the cost includes repeated draining and refilling of the Jacuzzi with between 800 and 1,000 gallons of water each time.
- In violation of rules for the pool and Jacuzzi, some person or persons brought at least a dozen glass beer bottles into the Jacuzzi area, and one of them was broken in and around the Jacuzzi pool. The operation of the security camera is being reviewed.
- The manager discovered a young man climbing over the pool fence who admitted that he lived in unit 57. The property management company has received a report of the incident.
- A homeowner has offered to contribute up to \$50 a month to have someone clean the bathrooms in the recreation area. The lowest bids received ranged from \$100 to \$150.

Manager's Report (continued):

- A woman's watch was found in the sauna room and is being held at the park office for the person who can identify it.

Landscape Architecture Committee: The committee approved the patio proposals for unit 19. The committee endorsed the plan by the landscape contractor to control the roots of the pine trees in the island at the entrance to the park. That plan was to cut intrusive roots that threaten the integrity of the curbing and construct a barrier several feet deep to retard root intrusion. An effort to get a watering system to the island will be considered because lack of water has caused the roots to migrate outward. **Next meetings: Tuesday, May 8, 3 p.m., and then at 4 p.m. with the landscape contractor**

Structural Architecture Committee: No report.

Finance Committee: Chair Sandy Halvorson announced that the committee will meet shortly, as soon as first-quarter reports become available.

Old business:

O.B. ITEM 1: The annual statement for the park Web site for \$95 was submitted to the board for payment. The Web address appears in the heading to these minutes.

**O.B. ITEM 2: The board voted unanimously to change the charge for late payment of monthly dues. Effective immediately, homeowners whose dues payment has not been received by the end of business on the 15<sup>th</sup> of each month will be assessed an additional \$15 fee for that month and \$15 for each month thereafter that such payment has not been made by the 15<sup>th</sup> of any subsequent month. Each month's late payment is a new case subject to new penalties. For example, a late payment in May (received after May 15) will be charged \$15, and if not paid by the 15<sup>th</sup> of June, would be charged an additional \$15. If the regular June dues payment should not be made until after June 15, that payment would then also be subject to a charge of \$15. The previous system of charging interest on late payment penalties has been discontinued. The treasurer will study and recommend what disposition should be made of interest charges currently outstanding on homeowners' accounts.**

O.B. ITEM 3: The small claims court action in the matter of recovering a fire insurance deductible from the previous owners of unit 77 has been rescheduled for June 1. The board president is looking into who should be named as the appropriate defendant as the property was subsequently sold and proceeds distributed according to a trust.

O.B. ITEM 4: All bank signature cards have been updated with the exception of those with Los Padres Bank, which is mailing the forms to be signed.

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New business:

N.B. ITEM 1: The board discussed several issues in connection to the Jacuzzi, including strategies for clearing the bubble soap contamination and a new card-key entry system that would register the user and thereby make users accountable for damages. Director DiGangi agreed to research card-entry systems.

N.B. ITEM 2: The board heard from the park manager that bids for tree trimming ranged from \$5,800 to \$8,700 for 90 trees. The 2007 budget for this is just \$2,000. The landscape contactor has expressed an interest in the tree trimming project for a \$2,000 price. The board asked the manager to get at least one additional bid on what an outside provider would be able to do for \$2,000.

An estimated 30 trees may need to be replaced, mostly single specimen trees in individual homeowners' front yards. The board directed the Landscape Architecture Committee to assess the cost and make recommendations on when and what to plant.

N.B. ITEM 3: The board is looking for suggestions for improving and upgrading the weight room. Donations of money and equipment are sought, since much of the budget that would ordinarily support the room has been directed toward more pressing needs, such as roof repair and replacement. The room appears in need of a thorough cleaning.

There being no further business, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Randall L. Murray  
Board Secretary

**Next Board of Directors meeting: Tuesday, May 15, 7 p.m.**

**Attachment: Announcement of new late-payment penalty policy**

## NEW LATE-PAYMENT CHARGE POLICY

The Board of Directors on April 17, 2007, created a new policy regarding charges to be made for late payment of regular monthly dues. Effective immediately, a homeowner whose dues payment is not received by the end of business on the 15<sup>th</sup> of the month is considered late. The homeowner will be assessed a penalty of \$15. If that dues payment continues to be late after the 15<sup>th</sup> of the following month, it will accrue an additional \$15 penalty and so on for each subsequent month that the payment is late. Every month's payment of regular dues constitutes a separate case for the purpose of assigning late-payment charges. The previous practice of charging interest on late fees has been rescinded.