

CALIFORNIA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
Tuesday, May 8, 2007, 7:00 PM
1812 #4 Cole Ave., Walnut Creek

BOARD MEMBERS PRESENT: Edward Holloway*, Ed Warburton, Linda Rossman, Alison Smith, Kevin Bernie*
BOARD MEMBERS ABSENT: None
MANAGEMENT: Marsha Pelino, CCAM of Association Communications, Inc.
OWNERS & RESIDENTS: None

* Denotes Absence

GUEST SPEAKERS-Chris Sigler of C.L. Sigler & Associates reported on the findings related to the investigation into the repair/replacement options for the exterior of the buildings, roofs and balconies.

CALL TO ORDER

President Alison Smith called the meeting to order at 8:30 PM.

TREASURER'S REPORT: A motion was duly made and seconded and it was unanimously carried to approve the March 2007 financials.

APPROVAL OF MINUTES:

A motion was duly made and seconded and it was unanimously carried to approve the April 2007 as written.

DUES INCREASE- A motion was duly made and seconded and it was unanimously carried to approve a 20% dues increase and 100% of the increase will go towards the reserve account.

NEW BUSINESS

EBMUD/SUB METER PROPOSAL- A motion was duly made and seconded and it was unanimously carried to approve the proposal from Chuck Nichols Construction to install an above ground sub meter for \$1200.00 which will be read monthly. Management will confirm whether this is a reserve or operating expense.

FED EXPRESS DAMAGE-Management was directed to obtain proposals for the damage from the Fed Express truck and one other parking garage structure location to be determined by the Board.