

**CALIFORNIA GARDENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES**

**Tuesday, July 10, 2007, 7:00 PM  
1812 #4 Cole Ave., Walnut Creek**

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**BOARD MEMBERS PRESENT:** Edward Holloway, Edward Warburton, Linda Rossman, Alison Smith, Kevin Bernie  
**BOARD MEMBERS ABSENT:** None  
**MANAGEMENT:** Marsha Pelino, CCAM of Association Communications, Inc.  
**GUEST SPEAKERS-**Larry Lambert of C.L. Sigler & Associates gave the final bids from various contractors for the re-roofing, siding, painting and deck repair and will report on insulation for the attic and also discussed products to replace the fascia board around the parking car ports. The next step will be to invite contractors to a Board meeting for an interview process.

**CALL TO ORDER**

President Alison Smith called the meeting to order at 7:00 PM.

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

**APPROVAL OF MINUTES:**

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

**UNFINISHED BUSINESS**

**Bike Room Project-**The deadline for removing the existing items from the bike room will be Monday, July 23, 2007. There will be no charge for the bike room keys once the registration form is completed and forwarded by the owner.

**NEW BUSINESS**

**Reserve Investments-**Board member, Edward Holloway, will look into CD rates and report to the Board via email prior to the next Board meeting.

**Chlorine Monitoring Requirement-**The Board requested Management put an article in the newsletter that the Association needs a volunteer to monitor the PH level in the pool 5 days per week.

**HOMEOWNER CONCERNS:**

Two residents of 1808 #4 attended the meeting and one resident raised questions regarding the project and whether his landing would be updated or resurfaced.

**ADJOURNMENT**

A motion was duly made and seconded and it was unanimously carried to adjourn the Tuesday, July 10, 2007, meeting at 8:55 PM, by President Alison Smith.

Respectively submitted,

Linda Rossman, Secretary for  
California Gardens Homeowners Association