

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

**Tuesday, October 9, 2007, 7:00 PM
1800 #4A Cole Ave., Walnut Creek**

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

GUEST SPEAKER: Attorney, Erica Brynes, of Hughes and Gill discussed the upcoming informational meeting on October 20, 2007 at 10 AM at Walnut Park HOA regarding either a special assessment and/or reserve allocation loan to finance the upcoming reconstruction project.

CALL TO ORDER

President Alison Smith called the meeting to order at 7:05 PM.

TREASURER'S REPORT: A motion was duly made and seconded and it was unanimously carried to approve the July 2007 Treasurer's report. Corrections will be made to the August 2007 financials, which will be reflected in the September 2007 financials.

APPROVAL OF MINUTES: A motion was duly made and seconded and it was unanimously carried to approve the September 2007 Minutes as written.

UNFINISHED BUSINESS

TREE CARE ISSUES: A motion was duly made and seconded and it was unanimously carried to approve the proposal from Tree Care of California to remove the Redwood tree and grind the stump by 1808 for \$680, Crown clean and heavy thin the Pine tree by the bike room for \$680 and the privet tree by the pool at no charge, and clean all the gutters throughout the Association for \$600 for a total of \$1960. OPEN ITEM.

NEW BUSINESS

2008 BUDGET: A motion was duly made and seconded, it was unanimously carried to approve the 2008 Budget with no increase in monthly assessments, and a 20% increase will be held in abeyance.

INSURANCE: A motion was duly made and seconded and it was unanimously carried to approve the proposal from Steve Callaway/West Callaway Agency to

increase the General Liability, Auto Liability and D&O Liability from \$1MM to \$5MM and a decrease in payment from \$18,847 to \$17,500. OPEN ITEM.

LANDSCAPE UPGRADES: A motion was duly made and seconded and it was unanimously carried to approve the landscape upgrades from Dean Day, which includes removing all plants except the pine tree. Plant 7-5 Gal. purple fountain grass, 4-5 Gal. Dwarf Flax, 1-15 Gal. Japanese Maple, 8 flats of multi-colored Gazania, add 1 yard of planting mulch and a moss rock border for \$2685. OPEN ITEM.

HOMEOWNER CONCERNS

No residents attended the meeting.

MANAGEMENT DIRECTIVES

Management was directed to contact Excalibur Laundry and confirm the expiration date of the Coinmach contract.

Management was directed to contact Dean Day and ask for a solution to the door into the laundry room swinging into the plants causing damage to both the door and landscaping.

Management was directed to order two signs for the bike room reminding the residents that their bikes must be locked, at the owner's risk and please close the door securely.

Management was directed to contact Roto Rooter and have the drains cleaned in the Association.

ADJOURNMENT

A motion was duly made and seconded, President Alison Smith unanimously carried it to adjourn the Tuesday, October 9, 2007, meeting at 8:40 PM.

Respectively submitted,

Linda Rossman, Secretary for
California Gardens Homeowners Association