

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 12, 2008
MINUTES**

Board of Directors Present:

Alison Smith	President
Ed Holloway*	Vice President
Linda Rossman	Treasurer/Secretary
Laura Loeb	Director
Kevin Bernie*	Director

* Denotes Absence

Also present was Marsha Pelino, CCAM, from Association Communications, Inc., Homeowner Association Management and one resident.

CALL TO ORDER

President, Alison Smith called the meeting to order at 7:00 PM, at 1800 Cole Ave #4A, Walnut Creek, CA

GUEST SPEAKER-Larry Lambert of C.L. Sigler & Associates discussed the process change orders for unforeseen repairs, his availability to pick up checks for signatures, and parking issues related to a second boom on the property, and a resident request to increase the visibility at 1804 #1. The solution may be to increase the lighting.

PAINT COMMITTEE-No report was made. This item is tabled until the September 2008 meeting.

APPROVAL OF MINUTES

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the July 2008 Minutes, as written.

TREASURER REPORTS

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the July 2008 Reconstruction Loan Financial report, and table the July 2008 Financials until the September 2008 meeting.

SCREEN DOOR POLICY

This item is tabled until the August meeting. Board member, Linda Rossman, will provide a selection of screen doors. This item is tabled pending a screen door selection to choose from.

NEW BUSINESS

VISITOR PARKING POLICY

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adopt the policy with changes. Management will distribute the policy to the residents and include a registration form, which after its completion and return a parking sticker will be issued along with a visitor parking pass.

CONSTRUCTION LOAN REPAYMENT

The Board reviewed the aged receivables and noted there was \$646.92 in delinquent assessments in July 2008. These monies were borrowed from the operating budget. The Board requested status on payment of assessments on 1806 #1 and a notice to the residents who are pre-paid that their monthly assessment is short of the amount due based on their increased assessments. OPEN ITEM

EBMUD REQUEST

A motion is made, duly seconded, and unanimously carried, and it is, therefore, Unanimously resolved to approve Board Member, Linda Rossman, purchasing three shut off nozzles for the hoses. OPEN ITEM.

ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:28 PM.

Respectfully submitted
Linda Rossman, Secretary for
California Gardens Homeowners Association Board of Directors