

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, SEPTEMBER 30, 2008
MINUTES**

Board of Directors Present:

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

Also present was Marsha Pelino, CCAM, from Association Communications, Inc. CFM. Homeowner Association Management, and two residents

CALL TO ORDER

President, Alison Smith called the meeting to order at 7:02 PM, at 1800 Cole Ave #4A, Walnut Creek, CA.

GUEST SPEAKER-Larry Lambert of C.L. Sigler & Associates discussed the window replacement project, obtaining bids for the asphalt project, he indicated it maybe too late to paint before winter, but will request a mock up on one of the buildings from R.E. Brooker, the painting contractor.

APPROVAL OF MINUTES

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

TREASURER REPORTS

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the August 2008 Reconstruction Loan Financials, and the August 2008 Financials.

UNFINISHED BUSINESS

SCREEN DOOR POLICY

Management, after making an inspection of the screen doors currently installed at the Association, suggested to take photos of the existing doors and out of the most popular style, the Board could select one door to adopt as the approved screen door. Board member, Linda Rossman, will provide photos of the doors for review, selection, and Board approval.

VISITOR PARKING POLICY

Board Member, Linda Rossman, will provide the Board with an updated spreadsheet with current information on who has received a parking registration and sticker. The Board will contact the owners who have not responded. Management will indicate in the newsletter the deadline is October 30th, to submit registration forms and obtain stickers.

NEW BUSINES

CPA ENGAGEMENT LETTER

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve Wayne Sanderson, CPA, to prepare the 2008 tax returns and financial statements for \$950.

CD MATURITY

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve rolling over the Mutual of Omaha CD for \$50,571 at TBD for 5 months, and the First Bank CDARS for \$75,233.37 for 26 weeks at 2.70%.

WILLIAMSON INCREASE

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the increase with Williamson Pools from \$185.25 to \$205.25 effective September 1, 2008.

MOPED

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve instructing Dean Day to secure a window in an open position to allow for ventilation, and advise the owner of 1806 #3A she must move the Moped to the bike room for storage.

ECHO MEMBERSHIP

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve canceling the Echo subscription.

RESERVE UPDATE

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the proposal from Reserve Analysis for a visual inspection for \$1200 for the 2009 Reserve Study.

SOLAR SYSTEM

The issue of the solar system repairs will be tabled until March 2009. The solar system is turned off, and will remain off for the remainder of the 2008 swim year.

RESIDENT REQUEST

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve waiving the late fee of \$20 requested by the resident of 1810 #2.

2009 BUDGET

This item will be tabled until the November 2008 meeting.

RESIDENT REQUEST

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve contacting the owner of 1806 #3A, and request she pay the late charges on any outstanding dues of \$473.90 and when cancelled checks and/or bank records are received showing a discrepancy in the current records, a credit will be made accordingly on the account.

ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:38 PM.

Respectfully submitted

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