

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 23, 2008-7:00 PM
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. CMF, Homeowner Association Management

CALL TO ORDER

President, Alison Smith called the meeting to order at 7:01 PM, at 1800 Cole Ave #4A, Walnut Creek, CA

GUEST SPEAKER

Larry Lambert of C.L. Sigler & Associates discussed the window replacement project and obtaining a proposal from Axis Construction, HVAC maintenance needed by residents, pending privacy patio and gate proposals and fence vendors, drainage issues, painting mock-up and Board opinion of colors, 11 decks that need joists repairs, Broker painting the downspouts, proposal from J & R Fencing for the iron railings along walkways, a request from Old Country Roofing for a docking station for satellite dishes, delaminating of certain doors that need painting, and a proposal from J&J Electric for exterior light replacement forthcoming.

APPROVAL OF MINUTES

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the September 2008 Minutes, with changes.

TREASURER REPORTS

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

UNFINISHED BUSINESS

SCREEN DOOR POLICY

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve two screen door selections available from Home Depot: 1) Laguna-\$80 & 2) Veranda-\$140-Security Doors with Screens, Color-Black. Residents must submit an Architectural Application for approval prior to installing the doors.

SOLAR SYSTEM

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the proposal from Diablo Solar Services to replace 6 new Solo tube panels, 6 new panel connection packets. 1 system pack, 1 new auto solar control system and 90' PVC 2' piping on the roof panels for \$4620.

NEW BUSINESS

2009 BUDGET

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the 2009 Budget, with changes, and no increase in assessments.

POOL MONITOR

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve an "A's" Gift Card for Steve Slusher, thanking him for monitoring the pool for two swim seasons in the amount of \$100.

ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:47 PM.

Respectfully submitted,

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