

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, DECEMBER 3, 2008-6:30 PM
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, and Trevor Milledge, CCAM, from Association Communications, Inc. CMF, Homeowner Association Management

CALL TO ORDER

President, Alison Smith, called the meeting to order at 6:38 PM, at 1800 Cole Ave #4A, Walnut Creek, CA

APPROVAL OF MINUTES

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

TREASURER REPORTS

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to the October 2008 Reconstruction Loan Financials, and the October 2008 Financials and table the November 2008 financials until the January 2009 meeting.

HOMEOWNER CONCERNS

The owner of 1810 #3A discussed her current financial challenges in keeping the unit and paying her monthly assessments. She will contact Management with an update, once decisions are made regarding keeping or selling the unit.

UNFINISHED BUSINESS

Satellite Dish Policy

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve free standing satellite dishes to be installed on the patios or decks. Members must obtain written approval from the Board by submitting an Architectural Application. Fines will be levied if the dishes are

installed incorrectly, on any portion of the building not limited to the siding, roofs, stucco and any area other than the patio or decks. Notice will be forwarded to the residents and tenants in a newsletter.

Gutter Cleaning

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the proposal from ATC to clean the roofs for \$1500. The work will commence in January 2009.

NEW BUSINESS

CAB Money Market Account

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve closing the existing loan with CAB, move the monies into a Money Market account, with a variable interest rate, and need for notarized signatures on a new signature card.

1802 #1 Resolution

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve paying the owner \$2,000 in lost rent and revising the Settlement Agreement provided by Attorney, Erica Brynes, to include items #1, #5 and #6 in trying to reach resolution in this matter.

1812 #2

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve writing off \$4,141.47, outstanding in delinquent assessments resultant from the foreclosure of this unit.

J&J Electric Proposal

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the proposal from J&J Electric for(1) remove and replace the new light fixtures for \$1500, (2) and remove the time clocks and Install photo cells in each building for \$1,980 (3) remove the existing flood lights from the corners of the buildings for \$400-Totaling \$3,880., to be paid from the CAB Loan.

Exterior Light Fixture Replacement

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve a \$10,000 budget for fixture replacements from the CAB Loan.

Hearing

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve levying fines against the owner of 1810 #4A, based on the adopted current fine schedule:

- Items left in the common area at the end of the walkway in the landscaping, including a carpet cleaner, shopping cart and electronic items. The items were not properly disposed of when left in the dumpster area-\$100 FINE
- Failure to remove two Barbeques stored in walkway, in the requested time period-\$100 Fine to continue monthly until the fine is corrected.

ADJOURNMENT TO EXECUTIVE SESSION

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