

**CALIFORNIA GARDENS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Wednesday, January 14, 2009-7:00 PM  
MINUTES**

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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 and Caroline McCormick, CCAM, CMCA from Association Communications, Inc. CMF, Homeowner Association Management

CALL TO ORDER

President, Alison Smith, called the meeting to order at 7:02 PM, at 1812 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 December 2008 Minutes, as amended.**

TREASURER REPORTS

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to table the December 2008 Reconstruction Loan Financials, and the December 2008 Financials, management will Email Novembers financials.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to send the following units to collection; 1806 #1, 1806 #4, 1810 #2A, 1808 #2, 1812 #1A.**

HOMEOWNER CONCERNS

One homeowner discussed her current financial challenges in keeping the unit and paying her monthly assessments. She will keep in contact with management.

One homeowner was present to inform the Board he mailed a check for the full balance on his account and he will continue to keep it current going forward.

One Homeowner was present to discuss dogs rules in the community due to an incident with a dog and his cat. Management will include dog rules in the next newsletter.

One Homeowner was present to discuss her satellite dish being removed and not re-installed, the unfinished repair to her upstairs bathroom and the new rule regarding satellite dishes within the association. Management agreed to respond to her concerns in writing within 30 days if the meeting.

One Homeowner was present to dispute a fine on her account. The Board directed management to waive the fine.

### UNFINISHED BUSINESS

#### Light fixture replacements

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to ratify the Board's decision to approve \$7,530 for the purchase of new light fixtures and to increase the project limit to \$11,000.**

### NEW BUSINESS

#### Asphalt replacement

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the Black Diamond proposal in the amount of \$80,487 for replacement of the asphalt and repaving.** Management was directed to get a bid to remove the tree near the driveway.

#### Fences

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the Silicon Valley Builders proposal in the amount of \$15,020 for replacement of the patio fences.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve extending the patio fences for safety based on the advice of the project manager.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve a construction committee that will have authority to approve change orders not to exceed \$5,500. The committee will consist of Laura Loeb, Linda Rossman and Alison Smith. No action can be taken by the Committee or the Board without unanimous written consent or by vote at a meeting.**

#### Railing

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the Sykes proposal in the amount of \$4,084 for replacement of the wrought iron railing.**

HVAC

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to ratify the approval of the proposal and change order from Simonsen Air not to exceed \$3500.**

Insurance renewal

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the renewal with Travelers, annual premium to be \$14,389. Management will obtain costs for smoke detectors and solicit a bid for fencing to be erected around the power tower.**

2009 Budget

Management advised the Board that because assessments were not increased in 2009 and operational expenses were adjusted to allow for \$9,000 in bad debt expense that the association may become insolvent within 4 months. Management recommends immediate reduction in services or alternatively increase income to alleviate the budget shortfall. **A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve management to reduce garbage expense and research other conservation opportunities.**

ADJOURNMENT TO EXECUTIVE SESSION

ADJOURNMENT

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 8:57 PM.**

Respectfully submitted,

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