

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, February 26, 2009-7:00 PM
MINUTES**

Board of Directors Present:

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

Also present was Chris Sigler and Mike Neads of CL Sigler construction management, and Trevor Milledge, CCAM 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 #4, Walnut Creek, CA

APPROVAL OF MINUTES

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the January 2009 Minutes, as provided.

TREASURER REPORTS

A motion is made, duly seconded, and unanimously carried, and it is, therefore, Unanimously resolved to approve the November and December 2008 Reconstruction Loan and operating/reserve financial statements.

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to send the following units to collection; 1812 #3, 1804 #3.

HOMEOWNER CONCERNS

One homeowner reported her payment was mailed on 2-25 and should bring her account current.

One homeowner was present to discuss pet rules and enforcement due to a violation notice they received.

One Homeowner was present to discuss the installation of her satellite dish as well as project related matters such as a possible roof leak. Chris Sigler will follow up with the homeowner directly to resolve all issues discussed.

One Homeowner was present to dispute the planning and execution of the on going construction project. This owner was also advised verbally and provided a letter that stated if the materials being stored on their landing were not removed by 3-2-09 the HOA would remove them and bill the owner's account for the costs.

UNFINISHED BUSINESS

Light fixture replacements

Fixtures received. They will be installed after the painting is complete.

Asphalt replacement

An update was provided by Chris Sigler. Pending completion of the painting and if weather allows the asphalt work is planned to begin in late March.

Fences

The Board reviewed the proposal with Chris. Chris is to get more detail and negotiate prices on items 11, 15 and 16.

Railing

Chris advised the work is complete but due to weather he has yet to inspect it all for completion.

HVAC

Chris advised that he will be meeting Simonsen on site and will provide a report on the sealing of the HVAC units on the roofs.

Drainage

Pending completion of painting and weather the work is to be done on conjunction with the paving. Chris to meet with NZ Development to negotiate proposal and clarify details.

Gutter Guards

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the Petersen Dean proposal for installation of gutter guards throughout the roofing system in specified locations.

Laundry

Coinmach has been asked to provide a written confirmation of the contract end date. Once received Excalibur should make a buy out offer for the laundry service.

Insurance renewal

Management provided information on low cost smoke detectors. Due to financial constraints the Board asked for an article in the newsletter requesting all owner purchase and install their own smoke detectors. Saddleback Fence provided a proposal in the amount of \$3, 487 to install a fence around the power tower; this proposal was tabled pending receipt of two more competitive proposals.

NEW BUSINESS

Concrete cutting

Tabled pending construction project completion.

Fire Extinguisher Service

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the Cintas fire protection proposal. If management can find less expensive extinguishers the Board authorizes purchase of 8 5lb models.

Maintenance

The Board directed management to hold Dean Day's invoice and make inquiries regarding recent additional charges including \$650 for bark spreading and \$110 for replacement of two lights during the normal route.

Monument sign

This item is tabled indefinitely due to cost and financial constraints.

Entry Gate

This item is tabled indefinitely due to cost and financial constraints.

Website Email list

Management will include an article in the newsletter.

Parking

Management to include update form with the newsletter.

News letter

Doog defecation, laundry room door, parking, website email list and the USPS 800# to be included in next edition.

Building numbers

Management to obtain cost for specified numbers and plates for all buildings.

ADJOURNMENT TO EXECUTIVE SESSION

ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 10:11 PM.

Respectfully submitted,

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