

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, March 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 7:05 PM, at 1800 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 February 2009 Minutes, as amended.

TREASURER REPORTS

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the January and February 2009 Reconstruction Loan and operating/reserve financial statements.

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the annual financial review for the year ended 12-31-2008.

HOMEOWNER CONCERNS

One homeowner reported CL Sigler had completed all agreed upon items to their satisfaction.

One homeowner was present to discuss a concern regarding the annual meeting ballot and the election inspector being a representative of the management company. Management agreed to verify this was allowed in the election rules.

UNFINISHED BUSINESS

Light fixture replacements

Linda will follow up with Ron @ J&J electric about a start date for the lights. **A motion was made, duly seconded and it is therefore unanimously resolved to approve an increase in the lighting budget to \$13,000.00.**

Asphalt replacement

An update was provided by Mike from CL Sigler. Asphalt work is pending completion of the painting and the removal of the trees at the front of the complex.

Fences

The Board reviewed the proposal. It was discussed that having the pool fence stained rather than replaced would be more cost effective and still sufficient to increase it's useful life. Management will confirm that the staining is included in the paint contract and will look at the replacement of the perimeter fence with Linda.

Railing

CL Sigler confirmed the work quality and that R.E. Brooker would complete painting of the wrought iron.

HVAC

CL Sigler confirmed this item has been completed.

Drainage

Pending completion of painting and weather the work is to be done on conjunction with the paving. Mike met with NZ Development to negotiate proposal and clarify details, he will provide another update once available.

Laundry

Coinmach returned the letter that asked to provide a written confirmation of the contract end date. Once received Excalibur should make a buy out offer for the laundry service. A second copy will be sent certified mail.

Insurance renewal

Saddleback Fence provided a proposal in the amount of \$3, 487 to install a fence around the power tower, Morgan fence provided a proposal in the amount of 2,607 to install chain link fence; the proposals were tabled pending receipt of the saddleback proposal for the other fencing sections.

NEW BUSINESS

Reserve Study Draft

A motion is made, duly seconded and unanimously carried and it is therefore resolved to approve the revised study draft as amended. A copy is to be mailed along with the financial review and current newsletter to save on mailing expenses.

Building numbers

Management to count up building numbers and calculate cost per home depot product prices for email decision by the Board to purchase and install the numbers.

ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:03 PM.

Respectfully submitted,

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