

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, April 23, 2009
Immediately following the annual meeting
MINUTES**

CALL TO ORDER

President, Alison Smith, called the meeting to order at 7:32 PM, at Skipolini's Pizza, Walnut Creek.

New Board of Directors elected the following officers:

Alison Smith	President
Laura Loeb	Vice President
Linda Rossman	Treasurer
Ramona Ruiz	Secretary
Kevin Bernie	Director

Also present was Chris Trevor Milledge and Chrissy Underwood, CCAM(s) from Association Communications, Inc. CMF, Homeowner Association Management.

APPROVAL OF MINUTES

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the March 2009 Minutes, as amended. One abstention is noted.

TREASURER REPORTS

March Financials were tabled pending further review.

In executive session a motion to approve ARS action by Pro Solutions on account CI-1244-60052

HOMEOWNER CONCERNS

One homeowner reported they had already stained their deck and did not want it painted, management to coordinate with vendors.

UNFINISHED BUSINESS

Light fixture replacements

The treasurer will follow up with Ron @ J&J Electric; at last update the lights were nearly all installed.

Asphalt replacement

The Board unanimously agreed to push the start date back to 5-18-09.

Fences

The Board reviewed the proposals. **A motion is made, seconded, carried and it is therefore resolved to approve Silicon Valley Builder proposal for replacement only the “east perimeter” fences, those in the worst condition and those between the patios, exact cost TBD prior to work starting. One abstention is noted.**

A motion is made, seconded, carried and it is therefore resolved to approve Brooker to return to stain the new fencing at a cost of \$400 as well as to obtain costs for staining both sides not just one as allowed in the current contract. One abstention is noted.

HVAC

The Board agreed the homeowners who had leaks related to chimney and HVAC components be charged a special reimbursement assessment for the costs to repair those items.

Drainage

A motion is made, seconded, carried and it is therefore resolved to approve the NZ development proposal for ground drainage in the amount of \$10,480. One abstention is noted.

NEW BUSINESS

Tree Removal

A motion is made, duly seconded and carried and it is therefore resolved to approve the proposal from Tree Care of CA for the removal of four trees and grinding of two additional stumps. One abstention is noted.

VGB Pool Act

The Board agreed to approve the proposal from Pool doctors in the amount of \$2465 for the required VGB safety act pool repairs via Email by 5-1-09.

ADJOURNMENT

A motion is made, duly seconded, and carried, and it is, therefore, resolved to adjourn the meeting at 8:43 PM.

Respectfully submitted,

Ramona Ruiz, Secretary for
California Gardens Homeowners Association
Board of Directors

2009 Resolutions

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.

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

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.

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.

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.

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 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.

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.

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. 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.

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.

A motion is made, duly seconded and unanimously carried and it is therefore resolved to approve the proposal from Tree Care of CA for the removal of four trees and grinding of two additional stumps.

A motion is made, seconded, carried and it is therefore unanimously resolved to approve the NZ development proposal for ground drainage in the amount of \$10,480
The Board reviewed the proposals. **A motion is made, seconded, carried and it is therefore unanimously resolved to approve Silicon Valley Builder proposal for replacement only the “east perimeter” fences, those in the worst condition and those between the patios, exact cost TBD prior to work starting.**

A motion is made, seconded, carried and it is therefore unanimously resolved to approve Brooker to return to stain the new fencing at a cost of \$400 as well as to obtain costs for staining both sides not just one as allowed in the current contract.