

# CALIFORNIA GARDENS HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING Thursday, May 28, 2009 MINUTES

CALL TO ORDER President, Alison Smith, called the meeting to order at 7:00 PM, at 1800 Cole Ave #4A,

Walnut Creek, CA

Board of Directors Present:

Alison Smith		President
Linda Rossman		Treasurer
Ramona Ruiz		Secretary
Board of Directors absent:	Kevin Bernie	Director
	Laura Loeb	Vice President

Also present was Trevor Milledge, CCAM from Association Communications, Inc. CMF, Homeowner Association Management as well as Mike Needs from CL Sigler Construction Management.

### APPROVAL OF MINUTES

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

### TREASURER REPORTS

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the March and April 2009 financials.**

### HOMEOWNER CONCERNS

### UNFINISHED BUSINESS

Light fixture replacements Jelly Jar fixtures are on site, will be installed by J&J electric pending confirmation of cost of address plate install in conjunction with the lighting. **A motion is made, duly seconded and carried and it is therefore resolved to approve a not to exceed of \$250 for address plate install.**

Asphalt replacement Job complete, Mike to inspect and sign off.

Fences The Board reviewed the take offs the Mike Neads provided, SVB is to provide a hard bid ASAP according to take offs.

**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 not to exceed \$4400, mike to negotiate pricing further before contract is signed.**

Drainage Mike Neads will negotiate prices for drainage and patio removal at 1808 #2 and email proposal to the committee for approval.

Laundry agreement

**A motion is made, duly seconded and unanimously carried and it is therefore resolved to approve sending a 30 day cancellation notice to Coin mach.**

Maintenance The Board discussed the proposal from Ed Holloway and at this time it was not approved. Management was asked to obtain information on rehiring Chan, the former gardener if the HOA purchased the necessary insurance for him in exchange for a reduced monthly service fee.

## NEW BUSINESS

Landscape Committee

**A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the following members to the committee: Linda Rossman and Laura Loeb. The Committee will confirm if another owner, Diane, will participate.**

VGB Pool Act Management reported that the pool doctors were to complete the VGB pool act repairs on 528-09.

## 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,

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. A motion is made, duly seconded and carried and it is therefore unanimously resolved to approve the following members to the committee: Alison Smith, Linda Rossman and Ramona Ruiz. The Committee will confirm if another owner, Diane, will participate. A motion is made, duly seconded and unanimously carried and it is therefore resolved to approve sending a 30 day cancellation notice to Coin mach. 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 not to exceed \$4400, mike to negotiate pricing further before contract is signed. A motion is made, duly seconded and carried and it is therefore resolved to approve a not to exceed of \$250 for address plate install.**