

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, February 18, 2010
MINUTES**

CALL TO ORDER

President, Alison Blake, called the meeting to order at 7:11 PM, at 1800 Cole Ave #4A, Walnut Creek, CA

Board of Directors Present:

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

One Homeowner was in attendance for a brief executive session regarding their payment plan.

Also present was Trevor Milledge, CCAM 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 January 2010 Minutes, as amended.

TREASURER'S REPORT

After review it was unanimously resolved to approve the January 2010 financials and to continue to table the December 2009 financials pending management providing a revised December Balance Sheet and Income statement.

Landscape Committee

Management was directed to obtain proposals from Chan for installation of sod around the PG&E tower as well as the pool area and to repair the irrigation throughout the property so that it will sustain the current plant materials.

UNFINISHED BUSINESS

Laundry agreement

Coinmach Laundry has still not responded to the written communication nor picked up their equipment. Management was directed to write a letter to Coinmach to begin charging a storage fee equal to the current cost of the WEB laundry equipment rental effective March 1, 2010.

Website

Update pending completion. Director Ruiz to continue to monitor and verify activity on site.

Annual Audit

Management confirmed the CPA visited their offices on 2-11-2010. The draft Audit should be received by 3-1-2010 when completed by the CPA

Gutter Cleaning

Management to follow up with Petersen Dean to provide estimate not to exceed \$300 to clean roofs and gutters 1802/1804 in the spring and fall of 2010.

Deck Agreement

The homeowner confirmed he will sign and provide the agreement as soon as possible. Once provided Directors Blake and Ruiz are to sign it with a notary and have it recorded with the county.

Tree Removal

Management confirmed that Tree Care of Ca will replace the tree that was mistakenly removed with a new Camellia.

NEW BUSINESS

Member Survey Results

Management confirmed only two surveys had been returned to date.

Annual Meeting

Management was directed to contact Fuddruckers and Rocco's about holding the annual meeting on 4-18-2010.

Disposal Service

A motion is made, duly seconded, carried and it is therefore unanimously resolved to approve the reduction in garbage disposal pick up service by one day. Monday will be the only pickup day effective 3-1-2010.

Parking

Management was directed to provide Director Rossman with the last updated parking file and registration spreadsheet.

Termite Treatment - The Board has unanimously voted to ratify their decision to approve the Greater Bay Area Termite Proposal to re-install 18-20 termite bait stations that were damaged or removed during the reconstruction process contingent on CL Sigler obtaining reimbursement for this expense from the responsible vendor.
OPEN ITEM.

Reserve Study – Management was directed to follow up on the questions from the Board that were provided to the study preparers.. OPEN ITEM.

Newsletter: Need suggestions:

Call for Candidates, Trash area etiquette: reminding folks to be mindful of the fact that 56 units share the trash bin & recycle bins. With everyone's cooperation we can contain costs by utilizing the trash bin for household trash, breaking down boxes to fit in the recycle bins, special pick ups for larger items, requiring contractors to dispose of materials off-site, etc.

2010 Meeting Schedule: 3rd Thursday

March 18 – taxes due 3/15

April 15 – CPA Audit to members by 4/30, Annual Meeting, Pool opens

May 20 – Review Investments

June 17 –

July 15 -

August 19 -

September 16 -

October 21 – 2011 Budget

November 18 - CPA

December 16 – Holiday Social

ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:17 PM.

Respectfully submitted,

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

California Gardens HOA
2010 Resolutions

A motion is made, duly seconded, carried and it is therefore unanimously resolved to approve the reduction in garbage disposal pick up service by one day. Monday will be the only pickup day effective 3-1-2010.