

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

CALL TO ORDER

President, Alison Blake, called the meeting to order at 7:09 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

Also present was Trevor Milledge, CCAM from Association Communications, Inc. CMF, Homeowner Association Management. No homeowners were present.

APPROVAL OF MINUTES

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the February 2010 Minutes, as amended.**

TREASURER'S REPORT

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the November 2009 financials.** December 2009-February 2010 tabled pending review of revisions and CPA journal entries.

Landscape Committee

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the committee choosing one of the two proposals provided after further review and research.**

UNFINISHED BUSINESS

Laundry agreement

Coinmach Laundry has still not responded 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

Updates pending completion. Director Ruiz to continue to monitor and verify activity on site. Director Rossman to provide new Photo. The Board unanimously agreed to switch the meeting date to the fourth Thursday of every month effective May 2010. Management to ensure the calendar is updated.

Annual Audit

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the draft 2009 audit as provided and mail it to the membership no later than April 30, 2010.**

Gutter Cleaning

Management to follow up with Petersen Dean to clean the roofs and gutters on 1802/1804 In April and again in Fall pursuant to contract.

Deck Agreement

The homeowner confirmed he will sign and provide the agreement as soon as possible. If not provided by March 30, 2010 management to call owner to a hearing in April.

Tree Removal

Management confirmed that Tree Care of Ca will replace the tree that was mistakenly removed with a new tree by 3-26-2010.

Member Survey Results

Management confirmed only five surveys had been returned to date.

Annual Meeting

Management confirmed Fuddruckers has been booked for the meeting. No ballots received as of the meeting.

Parking

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

**Reserve Study – A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the Helsing Group's proposals for the 4 year package deal for an initial cost of \$2800 for the full three year update for 2010. OPEN ITEM.**

NEW BUSINESS

Termite Treatment – Management to provide the Board with the countersigned agreement with GBAT for installation and monitoring of the bait stations for three consecutive one year terms. OPEN ITEM.

**Newsletter:**

No Cat food outside, Trash area etiquette, parking, landscape installation and pet area.

**2010 Meeting Schedule:** 4th Thursday as of may

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

May 27 – 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 9:14 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.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the February 2010 Minutes, as amended.**

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

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the Valley Crest Landscape proposal in the amount of \$4,429 to install sod around the pool and PG&E tower and to repair irrigation throughout the site.**