

**CALIFORNIA GARDENS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, April 15, 2010
MINUTES**

CALL TO ORDER

President, Alison Blake, called the meeting to order at 7:50 PM, at Fuddrucker's Restaurant on N. Main Street, 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.

2 homeowners were present.

APPROVAL OF MINUTES

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to table the March 2010 Minutes.

TREASURER'S REPORT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to table the March 2010 financials.

Landscape Committee

The Committee advised they are still working with Chan on what irrigation needs new plant materials will have as well as bringing the existing system to operational level for the summer. Plant selection and project cost information to be provided to the Board by the committee once finalized.

UNFINISHED BUSINESS

Laundry agreement

A motion is made, duly seconded, and carried, and it is, therefore, resolved to provide a copy of the approved Web laundry rental/lease agreement to Coinmach's counsel for review and closure of this issue. One abstention was noted.

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.

Deck Agreement

Management was directed to contact David Salas and blind copy the president and secretary of the Board on the communication requesting a date and time to meet to notarize the hold harmless agreement for the maintenance access required on the owner's deck.

Tree Removal

Management was directed to inform Tree Care that if the replacement camellia is not installed by 4-22-2010 that another vendor would be contacted and Tree Care will be pursued for the cost.

Member Survey Results

Management provided the Board with copies of the 7 surveys returned to date via email.

Annual Meeting

Management confirmed the rescheduled meeting will be held May 6, 2010 at 1800 Cole Ave unit 4A at 7:00PM.

Reserve Study – Management advised that the draft should be provided within 60-90 days according to Helsing's proposal. OPEN ITEM.

NEW BUSINESS

Concrete Cutting – This item was tabled until June. OPEN ITEM.

Pool Opening – Management was directed open the pool May 14, 2010. OPEN ITEM.

Newsletter:

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

2010 Meeting Schedule: 4th Thursday

May 6 – Reconvened Annual Meeting, 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.

DRAFT