

**CALIFORNIA GARDENS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, June 17, 2010  
MINUTES**

CALL TO ORDER

President, Alison Blake, called the meeting to order at 7:08 PM, at 1800 Cole Ave. poolside.

Board of Directors Present:

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

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 May 6, 2010 and the May27, 2010 Minutes, as amended and as written respectively.**

TREASURERS' REPORT

The Board will approve financials for the quarter via email and inform management.

Linda Rossman reported on the April month end Aged Receivables.

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the moving the \$76K into the CAB CD for 13mo at 1.39%APR or the current APR only if it is higher than 1.09.**

Management was directed to obtain a proposal from Hughes and Gill to do the addition of a rental Restrictions as well as a full governing document revision proposal prior to the next meeting.

Landscape Committee

Management was directed to Email Chan 1814 irrigation leak investigation request.

ARC

1808#2: Management confirmed nothing has been provided. Management was directed to send a certified letter requesting the document be provided by 6-25 or a \$100 fine will be levied.

1806 #4: Management confirmed no formal response has been received and was directed to send an additional letter requesting a written response.

Awning/Dish: Draft of revised guidelines will be provided by Committee.

Website: Additions and changes given to management.

### UNFINISHED BUSINESS

Laundry agreement- This item will be closed due to no additional communication from the prior laundry service vendor.

Reserve Study – Management confirmed the Draft is still pending and will be provided as soon as it is complete for review prior to the next Board meeting.

Concrete Cutting – Management was directed to have the work completed immediately, not to exceed \$500.

Pool Opening – The BBQ will be held 6-26, management to email Linda Rossman a revised flier to post.

### NEW BUSINESS

Newsletter: PARKING REGISTRATION/MONITORING TO BEGIN AUGUST 1, 2010 !

### ACTION ITEMS

Collection of dues after a Short Sale on Units: Management was directed to find out if collection action is possible for a former owner who completed a Short sale and failed to pay the pro-rated portion of their last month's dues.

Document Digitization: Management was authorized to purchase the additional discs necessary to complete an Archive CD for each director.

Membership Communication: Management was directed to order 15 Portrait size wall mounting flier holder and have them installed at each mailbox location.

### **2010 Meeting Schedule: 4th Thursday**

July 22 -

August 19 -

September 16 -

October 21 – 2011 Budget

November 18 - CPA

### ADJOURNMENT

**A motion is made, duly seconded, and unanimously 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

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 draft 2009 audit as provided.**

**A motion is made, duly seconded, and carried, and it is, therefore, resolved to approve the pool service contract from Algae Busters in the amount of \$250 per month for twice a week summer service and once per week winter service.**

**A motion is made, duly seconded, and carried, and it is, therefore, resolved to approve the purchase of landscaping supplies by Director Loeb at a cost not to exceed \$250.00**

**A motion is made, duly seconded, and carried, and it is, therefore, resolved to approve the installation of landscape materials and irrigation around the pool, PG&E tower and other designated areas by Chan for a cost not to exceed \$5,700. The committee will oversee the project through completion.**