

**CALIFORNIA GARDENS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, July 22, 2010  
MINUTES**

CALL TO ORDER

President, Alison Blake, called the meeting to order at 7:08 PM, at 1800 Cole Ave. #4A

Board of Directors Present:

Alison Blake	President
Laura Loeb	Director
Linda Rossman	Treasurer

Board of Directors Absent:

Ramona Ruiz	Secretary
Kevin Bernie	VP

Also present was Caroline McCormick, CCAM, CMCA 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 June 2010 Minutes, as amended.**

TREASURER'S REPORT/DELINQUENT ACCOUNTS

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to approve the April 2010 Treasurer's Report.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to reinvest the \$75K in a CD with First Bank to a Mutual of Omaha CD 6 month money market 1.29%**

Loan Balance: \$862,097

Check on the status of the trustee's sale on the unit in foreclosure.

COMMITTEE REPORTS

**Architectural: Includes** Satellite and Awning subcommittees.

Requests Pending:

Did not meet deadline of June 26, 2010. Management is directed to fine monthly 1808#2 until document be returned. Continue monthly.

1806 #4 windows- Management to notify the owner that a hearing was held in April and nothing has happened. If an arc application for replacement is not received with fifteen days, fines will ensue and any City agency that might be involved. Also note that the tenant is storing an unregistered vehicle please remove it or fines will ensue and or it may be towed.

The awning and satellite dish policy review are tabled pending review.

The pool area sprinklers came on at 7:07, have Chan adjust timing to run later.

#### **Landscape Committee:**

The committee is awaiting a budget figure to plan further improvements.

#### **Pool Committee**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to appoint Steve Slusher to the pool committee.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to accept the quote for Algea Busters to replace the filter for \$1,500 and install an autofill line for a not to exceed \$500 and either lock or remove the lever.**

#### **Website:**

Put the parking registration and earthquake ballot on the website.

#### UNFINISHED BUSINESS

- 2-10-6: Reserve Study – The Board to meet and review the study in depth. Upon completion, management to set aside about an hour on the agenda for August or September agenda for review. OPEN ITEM
- 2-10\_10: Rules Adoption – Digitization of all documents completed. Management to mail the disks to the Board. CLOSED ITEM.
- 2-10-11: Concrete cutting – Work was completed on or about 6-25-2010. Management to paint the lift by the bathrooms. CLOSED ITEM.
- 4-10-3: Earthquake Insurance – The deadline is extended to the August meeting. OPEN ITEM.
- 5-10-1: Parking Registration System – The registration form was included with the last newsletter. To date one form has been received. Management to draft a letter noting the reasons we need the information and include the form again. Management to issue the permit. OPEN ITEM.

#### NEW BUSINESS

- 7-10-1      Membership Communication: New flier holders were installed. CLOSED ITEM.
- 7-10-4      Speed Control: CLOSED ITEM.
- 7-10-5      Governing Document Revision: **A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to accept the quote for \$6,300 to revise the governing documents from Hughes & Gill to be paid from reserves.** OPEN ITEM.

#### ACTION ITEMS

**To Do's:** The board executed the greater Bay Area Termite contract. Management to send two copies to the vendor for signature and follow-up on invoicing, 1810 #4A send a notice to stop speeding in the brown Toyota Camry. Post parking rules in new posting boxes.

**Newsletter:** Website – opt in for email communications. Notify of the Board's concern about speeding and please slow down. Forming a committee for gov doc revisions. New posting boxes, lease check frequently for official notices.

**2010 Meeting Schedule:** 4th Thursday  
August 26 -  
September – Reserve Study  
October – 2011 Budget  
November - CPA

#### ADJOURNMENT

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 8:32 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 unanimously carried, and it is, therefore,**

**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.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to reinvest the \$75K in a CD with First Bank to a Mutual of Omaha CD 6 month money market 1.29%**

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**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to accept the quote for Algae Busters to replace the filter for \$1,500 and install an auto-fill line for a not to exceed \$500 and either lock or remove the lever.**

**A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to accept the quote for \$6,300 to revise the governing documents from Hughes & Gill to be paid from reserves.**