

# CALIFORNIA GARDENS HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

January 28, 2007-7:00 PM  
1800 #4A Cole Ave., Walnut Creek

---

**BOARD MEMBERS PRESENT:** Ed Holloway, Linda Rossman, Alison Smith, Kevin Bernie, Phillip Lolonis  
**BOARD MEMBERS ABSENT:** None  
**MANAGEMENT:** Marsha Pelino, CCAM of Association Communications, Inc.  
**HOMEOWNERS PRESENT:** Two Residents attended the Meeting

### CALL TO ORDER

President Alison Smith called the meeting to order at 7:34 PM.

**APPROVAL OF MINUTES:** A motion was duly made and seconded, and it was unanimously carried to approve the November 2007 minutes as written.

**TREASURER'S REPORT:** A motion was duly made and seconded, and it was unanimously carried to approve the December 2007 Treasurer's report.

### NEW BUSINESS

**VENDOR SELECTION:** A motion was duly made and seconded, and it was unanimously carried to approve contractors Sykes Construction, for exterior repairs and Old Country Roofing, for the re-roofing project. CLOSED ITEM.

**BOARD MEMBER SELECTION:** A motion was duly made and seconded, and it was unanimously carried to appoint Phillip Lolonis as a Director for a one-year term. CLOSED ITEM

**INSPECTOR OF ELECTIONS:** A motion was duly made and seconded, and it was unanimously carried to appoint Association Manager, Marsha Pelino, as the Inspector of Elections to receive and count the ballots for the re-construction project. CLOSED ITEM

**RECONSTRUCTION PROJECT FINANCING:** A motion was duly made and seconded, and it was unanimously carried to approve a Reserve Allocation Loan from Community Association Bank with member assessments in the amount of \$1,000,000. The officers will execute the necessary documents and carry out the necessary transaction to obtain the loan. OPEN ITEM.

### ADJOURNMENT

A motion was duly made and seconded, President Alison Smith unanimously carried it to adjourn the Tuesday, January 28, 2008 meeting at 8:43 PM.

Respectively submitted,

Linda Rossman, Secretary for California Gardens Homeowners Association