

CALIFORNIA GARDENS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 8, 2008-7:00 PM
1800 #4A Cole Ave., Walnut Creek

BOARD MEMBERS PRESENT: Ed Holloway, Linda Rossman, Kevin
Bernie, Alison Smith
BOARD MEMBERS ABSENT: Phillip Lolonis
MANAGEMENT: Marsha Pelino, CCAM of Association
Communications, Inc.
HOMEOWNERS PRESENT: One resident attended the Meeting

GUEST SPEAKER- Two representatives from Lenox Properties including Dan Freeman shared current drawing of the projected project on the East side of the Association. The building will have 12 units, be four stories tall, and have a two-story underground parking lot. They also left color selections from Kelly Moore.

CALL TO ORDER

President Alison Smith called the meeting to order at 7:049 PM.

APPROVAL OF MINUTES: A motion was duly made and seconded, and it was unanimously carried to approve the March 2008, minutes as written.

TREASURER'S REPORT: A motion was duly made and seconded, and it was unanimously carried to approve the March 2008, financial reports. **CLOSED ITEM**

UNFINISHED BUSINESS:

INVESTMENTS: A motion was duly made and seconded, and it was unanimously carried to approve the opening a savings account with First Community Bank with a current interest rate of 4.88% with the monies currently in the Telesis Credit Union. **CLOSED ITEM**

NEW BUSINESS

COLLECTION POLICY: A motion was duly made and seconded, and it was unanimously carried to approve a revised collection policy to forward any delinquencies at the end of a 30-day period to collections, and request that any residents with outstanding assessments bring there account current no later than 60 days. **CLOSED ITEM.**

SCREEN DOOR POLICY: A motion was duly made and seconded and it was unanimously carried to approve adopting a revised screen door policy requiring the owner to submit an Architectural Application prior to installation, the door must be black, and conform with specifications set by the Board including a price point not less than \$300, the owner will be responsible for the installation, upkeep

and repair any damage to the existing doorframe from installation and or use of the door. **CLOSED ITEM**

FENCE REPAIR: A motion was duly made and seconded, and it was unanimously carried to approve the proposal from Dean Day to replace 32' of broken fence behind the property at the Church Parking lot for \$1780 unless Board Member Ed Holloway can secure another proposal that is less from a contractor with adequate insurance by Friday the April 11, 2008. **OPEN ITEM**

REVISED BUDGET: A motion was duly made and seconded, and it was unanimously carried to approve the revised budget required by Community Association Banc with Reserve Contribution Income from 5/1/08 to 12/31/08 of \$82,500. **OPEN ITEM.**

ADJOURNMENT

A motion was duly made and seconded, Vice President Ed Holloway unanimously carried it to adjourn the Tuesday, March 11, 2008 meeting at 8:50 PM.

Respectively submitted,

Linda Rossman,
Secretary for California Gardens Homeowners Association