

**CALIFORNIA GARDENS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY, JULY 8, 2008  
MINUTES**

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Board of Directors Present:

Alison Smith	President
Ed Holloway	Vice President
Linda Rossman	Treasurer/Secretary
Laura Loeb	Director
Kevin Bernie	Director

Also present was Marsha Pelino, CCAM, from Association Communications, Inc., Homeowner Association Management, and three residents.

CALL TO ORDER

President, Alison Smith called the meeting to order at 7:00 PM, at 1800 Cole Ave #4A, Walnut Creek, CA

GUEST SPEAKER-Larry Lambert of C.L. Sigler & Associates discussed contracting him directly regarding issues relative to the project, rather than the contractors directly, changes based on the City of Walnut Creek to the privacy fences on the patios and additional repairs to the roofs due to the Installation of the air conditioners, and residents not parking in visitor parking during the project for Contractor access to the buildings.

PAINT COMMITTEE-No report was made. This item is tabled until the August 2008 meeting.

APPROVAL OF MINUTES:

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the June 2008 Minutes, with changes.

TREASURER REPORTS

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the June 2008 Treasurer report.

OLD BUSINESS

SCREEN DOOR POLICY

This item is tabled until the August 2008 meeting. Board member, Linda Rossman, will provide a selection of screen doors at the August 2008 meeting.

NEW BUSINESS

DELINQUENCIES

A motion is made, duly seconded, and unanimously carried, and it is, therefore, unanimously resolved to approve the forwarding 1810 #2 to collections in accordance with the collection policy and file a lien on the property. Invite 1812 #3 to a meet and confer at the August 2008 Board meeting to resolve outstanding late charges. OPEN ITEM

#### PARKING CONCERNS

Management was directed to order parking stickers and registration forms to register all Resident/tenant vehicles currently parked on site. The Board will consider adopting visitor Parking rules to be distributed to the membership. OPEN ITEM.

#### LIGHTING UPGRADES

This item is tabled until the roofing project is completed.

#### RESERVE MONIES

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to Invest \$75,000 with First Bank, CDAR-13 week rate of 2.65%, and the balance of the \$32,963.63 into a 4-week CD with the rate of 2.00%. CLOSED ITEM.

#### ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:07 PM.

Respectfully submitted,  
Linda Rossman, Secretary for  
California Gardens Homeowners Association Board of Directors