

**CALIFORNIA GARDENS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**Tuesday, August 14, 2007, 7:00 PM**  
**1812 #4 Cole Ave., Walnut Creek**

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**BOARD MEMBERS PRESENT:** Edward Holloway, Edward Warburton, Linda Rossman, Alison Smith\*, Kevin Bernie  
**BOARD MEMBERS ABSENT:** None  
**MANAGEMENT:** Marsha Pelino, CCAM of Association Communications, Inc.

\* Denotes Absence

**GUEST SPEAKERS**-Axis Construction-Bizhan Mahallati and Kevin Powell made a presentation on Power Point Presentation showing the other projects with similar repairs that have been completed and answered questions related to this project. Larry Lambert from C.L. Sigler was also present and reported that to provide additional proposals made from the Board would cost \$1500.

**CALL TO ORDER**

Vice President Edward Holloway called the meeting to order at 7:15 PM.

**TREASURER'S REPORT:** A motion was duly made and seconded and it was unanimously carried to approve the June 2007 financials.

**APPROVAL OF MINUTES:**

A motion was duly made and seconded and it was unanimously carried to approve the July 2007 Minutes as written.

**UNFINISHED BUSINESS**

**Bike Room Project**-Management reported the Bike Room project is nearly full and a success.

**NEW BUSINESS**

**Reserve Investments**-Board member, Edward Holloway, reported CD rates from Fremont Bank. No action was taken by Board. Board Member Linda Rossman will follow up and has the document to open the account.

**Chlorine Monitoring Requirement**-Management reported that Steve Slusher volunteered for the position and the pool is monitored on a regular basis with the pool vendor, Williamson Pools; the pool is monitored seven days per week as required by Contra Costa Health Department

**TREE CARE PROPOSAL**- A motion was duly made and seconded and it was unanimously carried to approve the proposal from Tree Care of California to remove the pine tree and grind the stump by the bike room including dump fees and site cleanup for \$1680.

**IRRIGATION REPORT**- A motion was duly made and seconded and it was unanimously carried to approve the proposal from Dean Day Landscape and Maintenance to replace the irrigation clock for \$640 and replace a valve, add a timer and repair the sprinklers for \$800.

**PARKING VIOLATIONS**-- A motion was duly made and seconded and it was unanimously carried to approve parking violations for non-commercial vehicles parked in the Association, expired registration, cars parked backwards, auto not having moved for 7 days which is considered "storage" and, parking in an a covered space that is not deeded to the unit. All these violations will be subject to towing at the owners expense after 96 hours notification.

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**HOMEOWNER CONCERNS:**

Two residents attended and one raised the question of window replacement and Larry Lambert suggested waiting until the reconstruction project was started to get better prices than a window dealer.

**ADJOURNMENT**

A motion was duly made and seconded and it was unanimously carried to adjourn the Tuesday, August 14, 2007, meeting at 8:35 PM, by Vice President Edward Holloway.

Respectively submitted,

Linda Rossman, Secretary for  
California Gardens Homeowners Association

