

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, August 16, 2010

1. Call to Order

The meeting was called to order at 5:10PM. Board Members present were Gary Mason, Alan Licht, Sherry Lynne. Art Mainzer arrived at 5:25 PM.. Also present was Cheryl Crandall from Gold Coast Management and homeowners Janice Irwin, Diane McCowen, Sandra Derrington

Open Forum :

ACTION ITEMS FROM OPEN FORUM:

1. File 146 – GCAM to send fine letter for trash cans in walkway

2. SECRETARY'S REPORT

MOTION: Moved Sherry Lynne, seconded Gary Mason to approve the Board meeting minutes dated June 21, 2010 pending the following addition: Add: Board to meet every other 3rd Monday, 5pm.. Motion carried unanimously.

3. TREASURER'S REPORT

MOTION: Moved Gary Mason, seconded Sherry Lynne to accept the Treasurer's Report ending June 30, 2010 and July 31, 2010 as presented per California Civil Code 1365.5. Motion carried unanimously.

MOTION: Moved Sherry Lynne, seconded Gary Mason to approve the Resolution to Record a Lien on files 49, 109, 167. Motion carried unanimously.

NOTE:

1. Board wants to know how much money has been written off since GCAM took over.
2. GCAM to file liens on files 95, 174

MANAGEMENT REPORT

- A. Conversation Log – Reviewed.

5. ASSOCIATION BUSINESS

- A. Trees: Board approved via email \$2,200 bid to remove trees. Sherry is questioning price as estimate 027873 was for \$700 and it was one of the trees in the \$2200 bid . GCAM to question CLS.
- B. GCAM is authorized to have hazard trees trimmed during this cycle.

- C. Cheryl to ask Marilee if the money past due from California Submeters can constitute lien action if it is 3 months past due.
- D. Key Card Proposal/Security Proposal: Board stated that the pool area is not a problem anymore and no need to change to key card system or for locking/unlocking the pool gate/parking area.
- E. TRL Construction – Board discussed insurance. GCAM to obtain a copy of their general liability insurance.
- F. Painting of wrought iron: GCAM to have Craig Hartmann bid on painting of wrought iron at pool. Craig to contact Sherry for specifications.
- G. Board acknowledged approval of \$68,810 insurance cost. Board wondered why they are financing all of the cost. They have an extra \$25,000. GCAM to contact Steve at Farmers and find out if there are any penalties for pre-payment and to write a check for \$25,000 to drop the interest amount.
- H. Elizabeth Tagle Renteria - Board stated they need proof of \$1,000 paid invoice or deduction from insurance company.
- I. Proposal for Reserve Study submitted by Lance Marsh.

MOTION: Moved Sherry Lynne, seconded Gary Mason to approve Lance Marsh to prepare the 2011 Reserve Study at a cost of \$950.00. Motion carried unanimously.

- J. Tax Returns/Financial Statement – 2008 tax returns approved but never done. Purdy and Company will get the box ASAP to prepare. GCAM to obtain a price for the 2009 tax returns and audit.
- K. Roy's Towing: They will tow vehicles signed off by the board. They will post signs. No expense to the Association.

MOTION: Moved Gary Mason, seconded Sherry Lynne to approve Roy's Towing authorization form. Motion carried unanimously.

- L. Power washing/sealing/painting of pavers: Bid obtained from Craig Hartmann in the amount of \$1350 to test out 29608-29614 Windsong. GCAM to get quote from Only Under Pressure. Board wants to know product being used, guarantee.
- M. 29666 Strawberry Hill – GCAM to get quote on replacing missing tree in parking lot island in front of parking space. Possibly a Tristania.
- N. Signs – 2 signs are needed:
 1. Animals prohibited in tennis court area.
 2. Animals prohibited in pool/spa area.
- O. GCAM to draft a newsletter:
 - i. Hiring of Roy's Towing. Illegally parked vehicles will be towed at owner's expense. Check Website for parking rules
 - ii. Check Website for copy of declaration page of master policy for your lender.
 - iii. Rules for trash cans

- iv. Meeting dates and times for remainder of 2010. Sept 20 – annual 2nd attempt and regular, November 15 – budget. Dark in October and December.
- v. Animal rules – not allowed in tennis court, pool or spa area. Also dog limit.
- vi. Annual meeting – Ballots still needed for 2nd attempt.

Homeowner Sherrie Swan arrived to discuss multiple violations. Wants Board to do something about it and get the tenant evicted.

6. ADJOURNMENT – Next meeting is the annual meeting 2nd attempt and regular meeting on September 20, 2010. The meeting adjourned at 6:45 pm to go to Executive Session. Board will now be meeting every other 3rd Monday at 5:00 PM. Location still at McDonalds.

Respectfully submitted,
Cheryl Crandall – Recording Secretary