

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, October 17, 2011

1. Call to Order

The meeting was called to order at 5:00 PM. Board Members present were Sherry Lynne, Tony Martinich, Alan Licht and Tim Lucas. Also present was Cheryl Crandall from Gold Coast Management, Art Mainzer Director, and homeowners Richard Munitz, Margo Goldstein, Mary Martinich, Janice Irwin, Michale McManus, Alison Weisman

Open Forum :

Items Discussed: concrete walkways, tree trimming, pest control, dry rot, parking petition.

2. **SECRETARY'S REPORT - August 1st minutes TABLED for further clarifications.**

3. **TREASURER'S REPORT**

MOTION: Moved Tim Lucas, seconded Tony Martinich to accept the Treasurer's Report for June – September 2011 as presented. Motion carried unanimously.

Aged Accounting:

MOTION: Moved Tim Lucas, seconded Tony Martinich to turn file 62 over to SBS Lien Services Motion carried unanimously.

File 118 – Board granted extension until November 30,2011 for sale date. If house is in escrow before November 30th, date may be extended.

File 121 – no further action.

MOTION: Moved Sherry Lynne, seconded Tony Martinich to approve the resolution to record a lien on files 4,183. Motion carried unanimously.

MANAGEMENT REPORT

A. Conversation Log – Reviewed.

5. **ASSOCIATION BUSINESS**

A. CLS – Board denied scalping at a cost of \$2200.

- B. GPM street repairs proposal – TABLED. Jose to check why so much water is going onto the driveway.
- C. File 1 – owner requested reimbursement for water repairs. GCAM to provide Sherry invoice from Roy Nielson’s Plumbing to review location of leak.
- D. Year end tax return/financial statement for 12/31/2011

MOTION: Moved Sherry Lynne, seconded Tim Lucas to approve Purdy & Company to prepare the 12/31/11 year end tax return and financial statement at a cost of \$1875. Motion carried unanimously.

- E. Cal Submeters – GCAM to check if HOA ever paid for this before.

MOTION: Moved Sherry Lynne, seconded Tim Lucas to approve CLS Landscape to plant iceberg roses, estimate #33254, at a cost of \$480.48. Motion carried unanimously.

- F. Parking – GCAM to see if Cornwall will not honor their 30 day termination and cease parking enforcement immediately.
- G. 2012 Proposed Budget

MOTION: Moved Tony Martinich, seconded Tim Lucas to approve the 2012 budget as presented increasing the assessments to \$205 per unit, per month effective January 1, 2012. Motion carried unanimously.

6. ADJOURNMENT – Next meeting is on January 9, 2012. The meeting adjourned at 6:46 pm to go to Executive Session to discuss violations.

Respectfully submitted,
Cheryl Crandall – Recording Secretary