

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, December 6, 2011

1. Call to Order

The meeting was called to order at 5:00 PM. Board Members present were Sherry Lynne, Tony Martinich, Gary Mason and Tim Lucas (arriving late). Also present was Cheryl Crandall from Gold Coast Management, Art Mainzer Director, and homeowners Stan Eckert

Open Forum :

Items Discussed: drainage, garage doors.

2. SECRETARY'S REPORT -

MOTION: Moved Sherry Lynne, seconded Gary Mason to approve the August 1, 2011 Board meeting minutes as presented. Motion carried unanimously.

MOTION: Moved Sherry Lynne, seconded Gary Mason to approve the Executive and annual meeting minutes dated August 1, 2011 as presented. Motion carried 2/1 abstaining.

MOTION: Moved Tony Martinich, seconded Sherry Lynne to approve the October 17, 2011 Board meeting minutes as presented. Motion carried 2/1 abstaining.

3. TREASURER'S REPORT

Aged Accounting:

MOTION: Moved Gary Mason, seconded Tony Martinich to deny the re-establishment of payment plan for files 95, 121, and 174 and to proceed with foreclosure action. Motion carried unanimously.

MOTION: Moved Gary Mason, seconded Tim Lucas to approve turning files 4, 88, and 183 over to SBS Lien Services. Motion carried unanimously.

MOTION: Moved Gary Mason, seconded Tim Lucas to accept the Treasurer's Report ending October 31, 2011 as presented. Motion carried unanimously.

MANAGEMENT REPORT

A. Conversation Log – Reviewed.

5. ASSOCIATION BUSINESS

A. CLS Bids – Estimates 035388, 035742 – TABLED.

B. Bid to repair sidewalk – 29622 Windsong

MOTION: Moved Sherry Lynne, seconded Gary Mason to approve Craig Hartmann's proposal to repair the sidewalk at a cost of \$750. Motion carried unanimously.

C. File 51 – GCAM to respond that termite repairs are owner's responsibility.

D. File 182 – GCAM to respond we will not schedule with landscaper and consider the matter closed.

E. City of Agoura Hills – board denied tree recycling program.

6. ADJOURNMENT – Next meeting is on January 18, 2012. The meeting adjourned at 6:16 pm to go to Executive Session to discuss violations and lawsuit.

Respectfully submitted,

Cheryl Crandall – Recording Secretary