

# CHATEAU PARK HOMEOWNERS ASSOCIATION

## Board of Directors Meeting, June 21, 2010

### 1. Call to Order

The meeting was called to order at 6:30 pm. Board Members present were Gary Mason, Alan Licht, Sherry Lynne. Art Mainzer was absent. Also present was Cheryl Crandall from Gold Coast Management and homeowners Margo Goldstein, Sandy Derington, Linda Axelrod, Chris Stohl, Jon Weber.

Open Forum discussion topics were tree trimming, pool, violations, lamp post.

#### ACTION ITEMS FROM OPEN FORUM:

1. Get bid on replacing tree at end of median in cul de sac of 29720 Windsong.
2. Lamp post rusting in center greenbelt. Pool fence/gate rusting.
3. Irrigation box wiring looks bad on Strawberry Hill.
4. Email Jon Weber on tree trimming timeline.
5. 29672 Strawberry Hill – tree needs trimming.
6. Violation letter to be sent on unit that has 6 dogs.

### 2. SECRETARY'S REPORT

*MOTION:* Moved Gary Mason, seconded Sherry Lynne to approve the Board and Executive meeting minutes dated April 19, 2010 as presented. Motion carried unanimously.

### 3. TREASURER'S REPORT

*MOTION:* Moved Alan Licht, seconded Gary Mason to accept the Treasurer's Report ending April 30, 2010 and May 31, 2010 as presented per California Civil Code 1365.5. Motion carried unanimously.

#### NOTE:

1. Board approved transferring \$25,000 from the CAB Operating account to a new operating money market account at CAB. This should be a higher interest bearing account and one that is still accessible.
2. Wells Fargo Reserve account will be closed and deposited into the CAB Reserve.
3. Water penalties previously paid will be either refunded or credited back to the association.

### MANAGEMENT REPORT

- A. Conversation Log – Reviewed.
- B. Architectural Request for exterior air conditioning window unit.

**MOTION:** Moved Sherry Lynne, seconded Alan Licht to approve the architectural request form for file \_\_\_\_ as submitted subject to confirmation it is allowed and guidelines made for everyone. Motion carried unanimously.

## 5. ASSOCIATION BUSINESS

- A. Janitorial – GCAM to inform company to start up again.
- B. TRL – GCAM to instruct Travis to call Sherry tomorrow to remove pool furniture.
- C. Annual meeting is scheduled for the 3<sup>rd</sup> Monday in August.
- D. Patrol – GCAM to obtain proposals to chain lock the pool and parking lot and open it on a daily basis.
- E. Tree Bid – Board reviewed proposal from CLS for tree trimming and removal. Board questioned by trimming was included in proposal as they had approved the 3 year rotation contract. GCAM to ask CLS:
  - When they are going to start the trimming.
  - Come back with another proposal for only removal.
- F. 29700 Windsong – Request for reimbursement for water damage due (from rain) going into house. Stated poor drainage. Board denied reimbursement.
- G. File 129 – Eaves had termite damage and wood was changed out by owner during escrow. Board stated new owner has to paint the eave. Association does not have paint colors and owner should do a color match.
- H. Submeters – Board requested GCAM to obtain a copy of the contract between HOA and California Submeters.
- I. Stamped Concrete – GCAM to obtain proposal on power washing/painting stamped concrete. 29608-29614 Windsong will be the test case.
- J. 29609 Windsong – GCAM to respond to owner that association did not install the railroad ties and will not pay to have them repaired or removed due to termites.
- K. Insurance – Board reviewed insurance renewal from Farmers Insurance.

**MOTION:** Moved Alan Licht, seconded Sherry Lynne to approve the Farmers Insurance master policy renewal. Motion carried unanimously.

- L. Pool Area – GCAM to obtain quote on locking/unlocking pool area and a key card system.

**6. ADJOURNMENT – There will be no meeting in July. Next meeting is the annual meeting on August 16, 2010.** The meeting adjourned at 8:00 pm to go to Executive Session. Board will now be meeting every other 3<sup>rd</sup> Monday at 5:00 PM. Location still at McDonalds.

Respectfully submitted,  
Cheryl Crandall – Recording Secretary