

# CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, May 16, 2011

## 1. Call to Order

The meeting was called to order at 5:00 PM. Board Members present were Art Mainzer, Sherry Lynne and Tim Lucas. Also present was Cheryl Crandall from Gold Coast Management and homeowners Talia Lepoff, Dana Bresin (and tenant Skip Jankosky), Debbie Johnson, Lori Alleeson, , Alexandra Lee, Jan Irwin, Mike Rivkin

Also present Bill Gracey from Only Under Pressure.

## Open Forum :

Payment plan to be considered later in the meeting, collapse of townhomes on Canwood, status of painting trim and stamped concrete, dispute over ownership and maintenance over back hill, parking enforcement, violation dispute.

Action Item:

GCAM to have CLS look at 29739 Windsong pine tree.

Only Under Pressure – provided color samples for stamped concrete. Discussed method for preparation of pressure washing, acid washing, and applying new coating to stamped concrete.

## 2. SECRETARY'S REPORT

*MOTION:* Moved Sherry Lynne, seconded Tim Lucas to approve the Board meeting minutes and Executive Session meeting minutes dated March 21, 2011 as presented.. Motion carried unanimously.

## 3. TREASURER'S REPORT

*Aged Accounting:*

*MOTION:* Moved Sherry Lynne, seconded Tim Lucas to accept a payment plan for files 95, 174, and 121: 12 months to pay off past due and keep assessments current. Motion carried unanimously.

*MOTION:* Moved Sherry Lynne, seconded Tim Lucas to approve the authorization to record a lien and commence with foreclosure action for file 141. Motion carried unanimously.

**MOTION:** Moved Tim Lucas, seconded Art Mainzer to approve the resolution to record a lien on file 62. Motion carried unanimously.

**MOTION:** Moved Sherry Lynne, seconded Art Mainzer to approve a payment plan for file 107: pay off past due in 12 months and keep assessments current. Motion carried unanimously.

**MOTION:** Moved Sherry Lynne, seconded Tim Lucas to approve the payment plan for paying off past due \$350.00 per month plus keep account current on file 181. Motion carried unanimously.

**MOTION:** Moved Sherry Lynne, seconded Tim Lucas to approve removing only the late fees if it goes into escrow on file 62. Motion carried unanimously.

**MOTION:** Moved Tim Lucas, seconded Sherry Lynne to approve the resolution to record a lien on file 109. Motion carried unanimously.

**MOTION:** Moved Sherry Lynne, seconded Tim Lucas to approve the Excess Funds information for CAB. Motion carried unanimously.

**MOTION:** Moved Tim Lucas, seconded Sherry Lynne, to accept the Treasurers Report for March and April 2011 per California Civil Code 1365.5 as presented. Motion carried unanimously.

## **MANAGEMENT REPORT**

- A. Conversation Log – Reviewed.

## **5. ASSOCIATION BUSINESS**

A. Parking enforcement – Board reviewed bid from Cornwall Security Services  
**MOTION:** Moved Sherry Lynne, seconded Tim Lucas to approve Cornwall Security Services to perform nightly parking enforcement patrol at a cost of \$600/month. GCAM to first see if they will lock/unlock pool and cable for an additional cost and bring information to board. Motion carried unanimously.

- B. CLS Landscape – they planted red apple at 29731-29739 Windsong at no charge, saving the association \$767.14.

Board reviewed tree proposal:

- 29621 Strawberry Hill – remove pine \$1175
- 29635 Windston – remove branch \$175
- 29609 Canwood –remove pine \$2100
- Strawberry Hill – remove branch \$100
- 29701 Canwood –remove pine \$1100

29738 Windson – remove pine \$725  
29705 Canwood – Remove pine \$200  
29600 Windsont – remove pine \$2100

Sherry to review. 29739 Windsong –see if CLS will remove if done with others.

C. Stamped Concrete

**MOTION:** Moved Sherry Lynne, seconded Tim Lucas to hire only Under Presssure to do the test case. Sherry will pick color. Motion carried unanimously.

**NOTE:** Sherry will coordinate location with Only Under Pressure.

D. TABLED Items: Hiring handyman, drains, payment plan policy.

E. CPA report: Sherry to review an advise GCAM.

F. Sherry to communicate with CLS and ask about installing geraniums.

**6. ADJOURNMENT – Next meeting is on June 20, 2011 – 2<sup>nd</sup> attempt at the annual and regular meeting** The meeting adjourned at 7:25 pm to go to Executive Session to discuss violations.

Respectfully submitted,  
Cheryl Crandall – Recording Secretary