

# CHATEAU PARK HOMEOWNERS ASSOCIATION

## Board of Directors Meeting, November 15, 2010

### 1. Call to Order

The meeting was called to order at 5:00 PM. Board Members present were Art Mainzer, Alan Licht, Sherry Lynne and Gary Mason. Also present was Cheryl Crandall from Gold Coast Management and homeowners Ginny Mostafaie, Sandy Derrington and Linda Axelrod.

### Open Forum :

DISCUSSION: late payments from previous management company, tree trimming, parking, stamped concrete, 3 minute rule.

### 2. SECRETARY'S REPORT

*MOTION*: Moved Sherry Lynne, seconded Art Mainzer to approve the Board meeting minutes and Executive Session meeting minutes dated September 20, 2010 as presented.. Motion carried unanimously.

### 3. TREASURER'S REPORT

*MOTION*: Moved Art Mainzer, seconded Gary Mason to accept the Treasurer's Report ending September 30, 2010 and October 31, 2010 as presented per California Civil Code 1365.5. Motion carried unanimously.

*MOTION*: Moved Sherry Lynne, seconded Alan Licht to approve the Resolution to Record a Lien on files 141, 4 and 62. Motion carried unanimously.

NOTE: GCAM to find out status of files 191 and 107 from attorney.

*MOTION*: Moved Sherry Lynne, seconded Gary Mason to accept the proposed budget keeping the assessments at \$195.00 per unit per month for 2011. Lance is in the process of revising the reserve study. If the reserve balance is lowered, the difference will go towards lighting, plumbing, and other maintenance expenses. Motion carried unanimously.

NOTE: GCAM to put in notice that almost 10% of owners are delinquent.

### MANAGEMENT REPORT

A. Conversation Log – Reviewed.

### 5. ASSOCIATION BUSINESS

- A. Only Under Pressure – still has not provided square footage for stamped concrete. GCAM to contact them.
- B. \$1000 deductible information still not adequate. GCAM to resend letter.
- C. Roy's Towing – has not put up signs. GCAM to investigate.
- D. CLS – GCAM to contact Jan and invite to January meeting. Next meeting will be January 11, 2011 at 5pm.
- E. File 95- Board and Architectural Committee denied replacement of garage door due to it being similar and not like for like.
- F. File 123 – Board and Architectural Committee approved replacement of skylight.

**6. ADJOURNMENT – Next meeting is on January 11, 2011.** The meeting adjourned at 6:10 pm to go to the Annual Meeting.

Respectfully submitted,  
Cheryl Crandall – Recording Secretary