

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, January 11, 2011

1. Call to Order

The meeting was called to order at 5:00 PM. Board Members present were Art Mainzer, Alan Licht, Sherry Lynne, Tim Lucas and Gary Mason. Also present was Cheryl Crandall from Gold Coast Management and homeowners Greg Peake.

MOTION: Moved Gary Mason, seconded Alan Licht to appoint Alan Licht as President, Art Mainzer as Vice President, Tim Lucas as Secretary, Sherry Lynne as Treasurer, and Gary Mason as Member at Large. Motion carried unanimously.

Open Forum :

DISCUSSION: 2009 year end financial statement.

2. SECRETARY'S REPORT

MOTION: Moved Gary Mason, seconded Sherry Lynne to approve the Board meeting minutes, annual meeting, and Executive Session meeting minutes dated November 15, 2010 as presented.. Motion carried unanimously.

3. TREASURER'S REPORT

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

Aged Accounting:

1. Board wants an explanation on status from the attorneys on files 107, 191. Association received an invoice from the attorneys regarding file 107. What was the final outcome? Why did it take almost 3 years to send an invoice?
2. Status with GCAM re: file 62
3. Board wants all accounts past due from California Sub Meters, not just top 10.
4. GCAM to add California Sub Meters past due to aged accounting.
5. GCAM to obtain a status report on all open SBS files
6. File 118 – to SBS – why wasn't anything done from 5/5/09 to 3/12/10? Does the process start all over again?

MOTION: Moved Gary Mason, seconded Art Mainzer to deny the payment plan on file 118 and approve the Resolution to Record a Lien on file 118. 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. CLS – Board approved tree removal at 29626 Windsong at a cost of \$350.
- B. Board TABLED Only Under Pressure proposal of entire complex to paint the pavers at a cost of \$78,105. The sample work will also be TABLED as it is the rainy season.
- C. Wrought Iron

MOTION: Moved Gary Mason, seconded Tim Lucas to approve AF Welding to rebuild/replace the fence between 29731 and 29729 Strawberry Hill at a cost of \$1295.75. Motion carried unanimously.

- D. File 79 – letter reviewed. No action taken.
- E. File 40: Board approved parking in cul de sac over weekend while garage door is being repaired.
- F. Pine tree about to fall at 29621 Strawberry Hill. GCAM to send to CLS.
- G. Roy's Towing – where are the signs?

6. ADJOURNMENT – Next meeting is on March 21, 2011. The meeting adjourned at 6:20 pm.

Respectfully submitted,
Cheryl Crandall – Recording Secretary