

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, June 9, 2009

1. Call to Order

The meeting was called to order at 6:30 pm. Board Members present were Sherry Lynne, Gary Mason and Art Mainzer. Alan Licht and Louise Rishoff were unable to attend the meeting. Also present was Lance Marsh from Gold Coast Management and several homeowners.

Open Forum discussion topics were color in the common areas, guest parking, doggie bags, spiders and gophers, mailboxes, pool vandalism and trespassing.

2. SECRETARY'S REPORT – APPROVAL OF THE MINUTES

MOTION: Moved and seconded to approve the minutes of the May 12, 2009 Board of Directing Meeting, as amended. Motion carried unanimously.

3. TREASURER'S REPORT –

MOTION: Moved and seconded to approve the financial reports for April & May 2009. Motion carried unanimously.

GCAM is to provide closing checks for CBB & Wachovia accounts when signers are discovered.

4. MANAGEMENT REPORT

- A. The Board addressed the conversation log for June.
- B. The Board discussed the past due accounts for files 054, 062, 167 & 181. GCAM to continue collection on all units in arrears. Rapkin Gitlin & Beaumont to start judicial foreclosure on file 183.

5. COMMITTEE REPORTS

- A. Landscaping – CLS presented a bids for irrigation repairs, tree trimming and replacing leaking valves.

MOTION: Moved and seconded to approve the CLS bids. Motion carried unanimously.

6. ASSOCIATION BUSINESS

- A. The Board directed GCAM to make repairs to the lighting with the least expenditure.
- B. The Board addressed the water usage billing from Las Virgenes Water District.
- C. The Board settled on the billing for Checkered Flag Plumbing.
- D. Roy Neilson to complete the sidewalk repairs created by plumbing repairs.
- E. Time Warner was approved to add wiring in color matching pundit for 29611 Strawberry Hill Drive.

7. **ADJOURNMENT** – The meeting adjourned at 8:40 pm. Next meetings to be the Annual Meeting on July 9, 2009 at the McDonalds on Kanan Road.

Respectfully submitted,
Lance Marsh – Recording Secretary