

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, May 12, 2009

1. Call to Order

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

Open Forum discussion topics were rain gutter cleaning, tickets from the new parking patrol, dry rot in siding and fascia, lights not working, iron railings, wall damage and tree replacement.

2. SECRETARY'S REPORT – APPROVAL OF THE MINUTES

MOTION: Moved and seconded to approve the minutes of the February 10, 2009 Board of Directing Meeting, as amended. Motion carried unanimously.

3. TREASURER'S REPORT –

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

GCAM is to provide closing checks for CBB accounts.

4. MANAGEMENT REPORT

A. The Board addressed the conversation log for February.

B. The Board discussed the past due accounts for files 024, 042, 052, 109, 114, 118, 140, 155, 157, 167, 181, 191. GCAM to continue collection on all units in arrears.

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. GCAM to provide

1. 3 Bids for outside light repairs after receipt of monthly light run.

B. GCAM to perform the 2009 reserve study.

MOTION: Moved and seconded to approve GCAM to provide the 2009 reserve study. Motion carried unanimously.

C. The Board tabled the billing for Checkered Flag. Board to meet to reviewed billing.

- D. The Board directed GCAM to make repairs to the lighting with the least expenditure.
 - E. The Board approved the repair of the exterior wood on 29735-29733 Strawberry Hill Drive.
 - F. The Board did not waive the \$50.00 charge on account 155.
7. **ADJOURNMENT** – The meeting adjourned at 8:40 pm. Next meetings to be on June 9, 2009 at the McDonalds on Kanan Road.

Respectfully submitted,
Lance Marsh – Recording Secretary