

CHATEAU PARK HOMEOWNERS ASSOCIATION

Board of Directors Meeting, April 19, 2010

1. Call to Order

The meeting was called to order at 6:30 pm. Board Members present were Gary Mason, Alan Licht, Sherry Lynne and Art Mainzer. Also present was Cheryl Crandall from Gold Coast Management and homeowners Margo Goldstein, Sandy Derington, Chris Stuhl, Linda Axelrod, Tim Brown

Open Forum discussion topics were rules violations, tree trimming, lighting, landscaping.

GCAM to contact an electrician to repair lights on greenbelt by Windsong. There is a light pole missing, wires exposed, and lights rusting through.

GCAM to contact contractor to look at pool fence/gate that is rusting.

GCAM to ask pool company to remove broken pool furniture and advise what to do with bolts.

GCAM to send a violation letter to 29629 Windsong for having 6 dogs, broken window, and garage being left open.

GCAM to look into date of Board election.

2. SECRETARY'S REPORT

MOTION: Moved Gary Mason, seconded Art Mainzer to approve the Board and Executive meeting minutes dated March 17, 2010 as presented. Motion carried unanimously.

3. TREASURER'S REPORT

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

NOTE: GCAM to break down aged accounting with notations and water reports.

4. MANAGEMENT REPORT

A. Conversation Log – Reviewed.

5. ASSOCIATION BUSINESS

CHATEAU PARK HOMEOWNERS ASSOCIATION

Executive Meeting, April 19, 2010

1. **Call to Order**

The meeting was called to order at 7:35 pm. Board Members present were Gary Mason, Alan Licht, Sherry Lynne and Art Mainzer. Also present was Cheryl Crandall from Gold Coast Management

2. **VIOLATIONS**

- A. File 57 – Basketball hoop. GCAM to respond that it is a liability.
- B. File 47 – Owner stated he will submit architectural request form for air conditioning unit.
- C. File 141 – GCAM to call Waste Management to pick up abandoned trash cans.
- D. 29625 Strawberry Hill – GCAM to send violation letter on tarp on roof.

3. 29633 Windsong – GCAM to respond that his streets are scheduled for work in 2012.

4. **ADJOURNMENT** – The meeting adjourned at 8:30 pm

Respectfully submitted,
Cheryl Crandall – Recording Secretary

- A. Trees – Board approved removal of tree on Canwood at a cost of \$975. GCAM to set up a meeting with Lucas from CLS and Gary and Sherry for a walk through on April 28th at 10AM,
- B. Landscape – Sherry presented a list of items CLS performed at no charge.
- C. Pool/Spa – Board reviewed proposals from Aqua Creations and Big Sky for the Virginia Graham Baker Act.

MOTION: Moved Gary Mason, seconded Sherry Lynne to accept Aquea Creations proposal at a cost of \$3406 for the pool and spa repairs. Motion carried unanimously.

- D. 29665 Strawberry Hill – Board approved architectural request to install a satellite dish.
- E. Rich Greenwood –GCAM to respond that the HOA does not maintain garage doors and there should be a sticker on who installed it.

6. **ADJOURNMENT** – The meeting adjourned at 7:29 pm to go to Executive Session

Respectfully submitted,
Cheryl Crandall – Recording Secretary