

**THE MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF
THE VILLAGE PALOS VERDES HOMEOWNERS ASSOCIATION**
July 9, 2009

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the **Village Palos Verdes Homeowners Association**, held on Thursday, July 9, 2009 in Redondo Beach, California. The President stated that a **Quorum** was present and called the Meeting to order at 7:30 P.M.

BOARD MEMBERS PRESENT

President, Treasurer, and Secretary.

BOARD MEMBERS ABSENT

Vice President and Member at Large.

OTHERS PRESENT

Association Manager with Scott Property Management; On-Site Maintenance person; and Recording Secretary with HOA Organizers, Inc.

HOMEOWNERS FORUM

Members will be permitted to speak for 2 minutes each to allow everyone an opportunity to speak.

489 Palos Verdes Blvd.

The homeowner stated that he submitted information about the Architectural Review Committee and noted that there was a Rules Committee as well. He asked about the status of the Committees. He also stated that there were no minutes on the website. The President stated that the minutes need to be redacted of personal information before they are posted on the web. The Manager will respond to the owner regarding the Committees.

APPROVAL OF MEETING MINUTES

The Board reviewed the minutes of June 11, 2009. Page 3, midway down about under correspondence should read the "**former**" homeowner, and page 2, end of the paragraph to needs to read "**two**." The President made a motion to approve the minutes of June 11, 2009 as amended, the Secretary seconded, and the motion carried unanimously.

TREASURER'S REPORT

Reserve Investments

There was nothing new to report about the reserve accounts at this time.

Delinquencies

The Board reviewed the delinquency report and noted 34 delinquent accounts. 25 delinquent accounts were past due in their special assessments, while 9 other accounts were in general dues.

Resolution to Record Liens

The Board reviewed parcel number 4200445. The Treasurer stated that this unit is in foreclosure by the lender. The Treasurer recommended that the Association continue monitoring the account but not pursue

further collection actions to avoid incurring any additional collection costs if the foreclosure is processed. The Board unanimously agreed to proceed with the Treasurer's recommendation.

MAINTENANCE REPORT

Maintenance Requests

The manager noted that there were several requests that included landscape, deck, and rail repairs. The on-site manager stated that most of the repairs that were completed this month were from last month's requests, but more balcony inspections are being conducted. He stated that the on-site crew is repairing dry rot, waterproofing, and addressing any potential life-safety issues on a temporary basis by using cost effective solutions until the renovations commence.

MANAGEMENT COMPANY

Update Status on the South Pool Renovation

The on-site manager provided pictures of the renovation and reported that all of the plumbing work to comply with the Virginia Graeme Baker Act was done. He stated that scheduling with the inspector was time consuming. The coping and tile was completed, and the drains are almost finished. The pagoda lights were also relocated into the planters. The Secretary provided an article regarding energy savings, which included suggestions to install variable time pumps, plaster the pool in a darker color, and to change existing fixtures to LED lights. It was noted that commercial pools cannot have variable time pumps or darker plaster. The third item was the LED lights, which may be done. The on-site manager stated that the cost would be approximately \$1,875 for three lights but does not know how quickly the investment would pay off. He stated that the energy savings would be substantial. The President asked the manager if there were any funds left over in the reserves for the south pool renovation, and the manager confirmed that there were leftover funds. The President made a motion to change the pool lights to LED lights, the Secretary seconded the motion, and the motion carried unanimously.

By-Laws Amendment

The manager stated that the Board is in the process of reviewing an amendment to the By-Laws, specifically the section pertaining to Directors. The manager explained that with amendments, members will need to vote on the measure. Additional information will be sent to the membership very soon.

Incoming Correspondence

The Board reviewed a letter from a homeowner inquiring about the construction start date and other construction issues. The President stated that the manager should refer the homeowner to the information posted pertaining to the litigation. If the homeowner is not satisfied, the homeowner should consult with legal counsel. The manager will also indicate that repetitive correspondence will not be responded to.

The manager reviewed correspondence regarding tree trimming. The homeowner stated they understand the Association budgets for tree trimming, but she stated that the trees by her balcony have been missed for the past two years and has been blocking her view. The manager will investigate the trees on his upcoming walk-through. The President stated that the Board anticipated trimming trees in December.

A homeowner asked the Association to identify the lender. The President stated that no contract has been signed with a lender, so the information will not be released until there is an executed contract. The manager will relay the information and also remind the homeowner that repetitive correspondence will not be responded to.

Another homeowner sent a letter thanking the Association for rectifying a parking matter.

A homeowner sent a complaint letter about another resident of the community leaving the garage door open with wetsuits and towels on the garage door. The homeowner asked the Board to investigate and follow-up on the matter. The manager will send a letter to the tenants and owner of the unit in non-compliance.

A homeowner sent a landscaping request, stating that a tree was cut in front of her unit. She stated that the tree was supposed to be replaced and has not been. The on-site manager stated that it was a dead bush, not a tree that was cut. The bushes that were planted in replacement were in three gallon pots, so it will take a while to grow in size. The manager will inspect this area during his walk-through.

A homeowner sent a letter responding to the Association stating they corrected a parking issue.

A homeowner sent a letter regarding a dog barking, as well as the dog and the owner's aggressive behaviors. The homeowner asked the Board to send a letter to the owner. The manager will issue a noise and nuisance letter to the homeowner in non-compliance.

Outgoing Correspondence

The Board generally reviewed the outgoing letters that were sent in response to letters from last month. There were also parking violations that had been issued and reviewed.

Closed Escrows

None at this time.

OLD BUSINESS

There was no old business at this time.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned to executive session for legal matters, personnel issues, and contract formations at 8:00 P.M.

Submitted by: Recording Secretary with HOA Organizers, Inc.