

**THE MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF
THE VILLAGE PALOS VERDES HOMEOWNERS ASSOCIATION**
December 21, 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, December 21, 2009 in Redondo Beach, California. The Association's Community Manager stated that a **Quorum** was present and called the Meeting to order at 7:30 P.M.

BOARD MEMBERS PRESENT

President, Vice President, Treasurer, and Secretary.

OTHERS PRESENT

Association Manager with Scott Management; and Recording Secretary with HOA Organizers, Inc.

HOMEOWNERS FORUM

The manager informed the members that they will be permitted to speak for 2 minutes each to allow everyone an opportunity to speak. The litigation will not be discussed. If there are any questions, the Board will respond in writing by mail.

185 Calle Mayor

The homeowner thanked the Board for their hard work.

419 Camino De Las Colinas

The homeowner stated that there is a petition that is being distributed, expressing concern that not all homeowners had seen the document and confusion about the process. The homeowner also stated concern that a group of homeowners were meeting from time to time and that not all homeowners were invited.

APPROVAL OF MEETING MINUTES

There were no minutes to approve at this time.

TREASURER'S REPORT

The Treasurer reported that the Association's operating expenses have been on target for the most part.

Bad Debt

The President made a motion to write off the bad debt of \$6,832.42 resulting from a delinquent account where the property was later taken over by the lender. The Treasurer seconded the motion, and the motion carried unanimously.

Reserve Instruments

The Treasurer stated that the funds should remain liquid because the interest rate is too low to consider locking the funds in a long-term investment account at this time.

Delinquencies

There were no new delinquencies at this time.

Resolution to Record Liens

There were no liens to record at this time.

MANAGER'S REPORT

Board Member Recall

The Association's Community Manager stated that a petition of some homeowners had been received, requesting a special meeting of the members for the purpose of recalling a Board Member. The process calls for 5% of the membership to sign the petition, however the actual recall process is more complex. The Manager also reported that the Member at Large had resigned from the Board of his own accord, effective 12/17/2009. The Community Manager informed the members in attendance that the Board would appoint a replacement during the January meeting.

Board Member Code of Conduct

The two new Board members signed the Board Member Code of Conduct Agreement form. A copy of the agreement will be posted on the website for homeowner review.

Committee Appointments

The President stated that it is necessary to fill open committee positions vacated by previous Board members. The President nominated the Secretary to the Executive Loan Committee and the Executive Legal Committee. The Treasurer seconded the motion, and the motion carried unanimously. The Secretary volunteered to act as the Board liaison for the Landscape Committee and the Vice President volunteered to act as the Board liaison for the Architectural Review Committee.

Incoming Correspondence

The President discussed communication indicating that Time Warner is increasing cable fees.

A homeowner expressed a question on the time and location of the Open Session meetings and asked for clarification. The President stated that due to litigation, the first attempt of the annual meeting could not be conducted. The monthly meetings are generally at 7:30 P.M., and if there are any changes, there will be notices posted. In addition, the room in which the meetings take place is not permanent, but a sign will be posted outside the room.

A homeowner stated that they planned interior repairs during January for damages caused by exterior leaks and that it was the Association's obligation to repair the unit so that the new interior was protected from the on-going leaks. The President stated that the Association was aware of the chronic leaks and that correspondence needed to be drafted for an adequate response and some planning conducted for temporary repairs.

Outgoing Correspondence

The Board reviewed responses to questions from the previous homeowners forum.

Closed Escrows

There were no escrow closings during this period.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned to executive session for personnel issues, and contract formations at 8:05 P.M.

Submitted by: Recording Secretary with HOA Organizers, Inc.