

**THE MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF
THE VILLAGE PALOS VERDES HOMEOWNERS ASSOCIATION**
January 14, 2010

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, January 14, 2010 in Redondo Beach, California. The 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 Property Management; On-Site Maintenance person; and Recording Secretary with HOA Organizers, Inc.

HOMEOWNERS FORUM

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

125 Calle Mayor

The Homeowner state their frustration for not being able to obtain the required recording documents from the collection agency and demanded them by Monday, January 19, 2010.

419 Camino De Las Colinas

The Homeowner inquired whether there was any possibility to reach a resolution regarding the litigation for the renovation project through in-house discussions involving homeowners of differing opinions so that construction can move forward.

444 Calle Miramar

The Homeowner state their success in obtaining a mortgage refinance.

131 Calle Mayor

The Homeowner state that the recent earthquake in Haiti should be reason to not use Hardi board siding because it shatters in similar situations. The homeowner had made inquires at Home Deport regarding the material and has some information regarding it which would be made available to other homeowners who may want to review it.

APPROVAL OF MINUTES OF PRIOR MEETING

The Board agreed to wait to approve the Minutes of the December 21, 2009 Meeting until they are revised / corrected.

TREASURER'S REPORT

Reserve Investments

The Treasurer reported that there are no CDs maturing until March 10, 2010, and that all exterior renovation funds are being kept in a separate account.

Reserve Study

The Board agreed to table this matter until next month due to problems with RSI and the need to revise the Reserve Study because it reflects the exterior renovations having taken place.

Delinquencies

The Treasurer stated that many delinquencies were stemming from the special assessment.

Resolution to Record Lien(s)

There were no liens to record at this time.

Hardship Program

The Treasurer reported that 9 Homeowners had originally petitioned and had been accepted, that only 1 Homeowner had followed through with Stage 1 requirements but did not provide the information to the CPA and then became current, and that there are no homeowners currently in this program.

EXTERIOR RENOVATION COMMITTEE (ERC) PROGRESS REPORT

The Chairperson of the ERC Committee reported that additional destructive testing on the bathrooms around the pool were needed, that consultants have already done a walk-through, and that the consultants have also looked at decks. A specific unit was also inspected, as there are extensive, continued leaks. No repairs have been done made at this time because of being held up due to litigation. The Committee and the On-site Maintenance person are looking into lighting and signage issues in the community. The On-site Maintenance person commented on his findings regarding the decks and other related elements.

MAINTENANCE REPORT

Maintenance Requests

The On-site maintenance person reported on maintenance requests from December and the first part of January. The Board discussed sending a letter to a Homeowner regarding a dilapidated deck.

MANAGEMENT COMPANY

Board Member Appointment

The Treasurer made a motion to appoint Paul Beltz to the Board as Member-at-Large. The Vice President seconded the motion, and the motion carried unanimously.

Board Resolution to Borrow from Reserves (Insurance)

The President made a motion to borrow funds from the reserves so that the Association can self-finance the insurance premiums, returning the funds from the operating account in 12 monthly installments as has historically been the practice to minimize the impact on monthly dues. The Secretary seconded the motion, and the motion carried unanimously.

Directors and Officers Insurance

Management reported that the Association has received a notice of non-renewal from Travelers Insurance.

Landscape Maintenance Proposals

Management reported obtaining bids from 7 vendors, that all vendors had conducted walk-throughs, and that a bid analysis is being prepared.

Fine Schedule

A Homeowner requested that the Board review the Rules and Regulations regarding the fine schedule. The Board instructed Management to research how the Association's current fee schedule compared to that of other comparable Associations.

Incoming Correspondence

A Homeowner expressed thanks for the Board and the On-site Maintenance person for pruning the trees around the complex.

Outgoing Correspondence

Management reported that a violation notice was sent to the Homeowner and the affiliated tenant for hanging towels over balconies.

Closed Escrows

There were none at this time.

OLD BUSINESS

There was no old business at this time.

NEXT MEETING

The next meeting is scheduled for February 11, 2010 at 7:30 P.M.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned to Executive Session for legal matters, personnel issues, and contract formations at 8:20 P.M.

Submitted by: Recording Secretary with HOA Organizers, Inc.