

**VILLAGE PALOS VERDES  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 13<sup>TH</sup>, 2010  
MEETING MINUTES**

**CALL TO ORDER**

The meeting was called to order at 7:30 PM by the President

**MEMBERS PRESENT**

President  
Vice President  
Treasurer  
Secretary  
Member at Large

**ALSO PRESENT**

Ariel Hess, Scott Management Company; Phil Greer, Onsite-Maintenance

**HOMEOWNERS FORUM**

**187 Calle Mayor**

The homeowner presented a poem to the Board.

**404 ½ Palos Verdes Blvd**

The homeowner complained about the Guest Parking situation, specifically in regard to contractors working for individual homeowners.

**419 Camino De Las Colinas**

The homeowner asked what materials were selected for the project.

**125 Calle Mayor**

The homeowner asked if homeowners are protected from further assessment and if that is a correct assumption.

**141 Calle Mayor**

The homeowner thanked the Board and the previous Board for all their hard work.

**444 Calle Miramar**

The homeowner explained that some units don't have a vent for their kitchen and asked if it was something that could potentially be added during the renovation when window options and new air conditioners are ordered.

**470 Palos Verdes Blvd**

The homeowner asked how much advanced notice will be given prior to the start of construction and what the required steps are before it can begin.

#### **442 Palos Verdes Blvd**

The homeowner thanked the Board for all their hard work. The homeowner complained about the consistent abuse of the Guest Parking area and stated the danger of limited emergency access when vehicles are parked in designated no-parking areas. The homeowner also complained about trash consistently left outside the front doors of various units and about sheets being used as window coverings.

#### **153 Calle Mayor**

The homeowner stated that she was a Board Member for two years and asked that homeowners be friendly with each other. She also offered reliable references for services to assist indigent or elderly residents removing window coverings or moving large objects.

#### **447 Camino De Las Colinas**

The content of this homeowner's comments is provided in quotes due to the material being provided in writing to the Management Company. The homeowner stated "in regard to and as noted on the VPV website, some answers to some questions that had been asked at the Homeowner's Forum from several months ago were answered, but not within the required 30-day period. One of those questions concerned the 30-day notice to pay up or shut up, that as join the HOA undefined loan program or pay the remainder of the \$75,000 assessment."

The homeowner questioned "wouldn't it have been more reasonable, and helpful to your fellow homeowner, and in the best interest of all homeowners, to first: assure that the lawsuit had been settled that in turn would allow homeowners to obtain their own financing, then: offer an HOA loan program with specific knowledge such as interest rate, terms, length of loan, and all other normal and prudent items that appear in any substantial loan such as this, and then give homeowners time to obtain their own financing if they so chose."

The homeowner stated "this can still be changed, if the board has the best interest of all the homeowners at heart. The Board has the power to do the right thing; I am also aware that the Board has the power to do the wrong thing."

The homeowner then questioned "is the Board going to take any steps that are in the best interest of all the homeowners, and especially delay, if only for a short time, to allow alternative financing to take place?"

#### **APPROVAL OF MINUTES**

The Board reviewed the minutes of March 2010. The Secretary moved to approve the minutes as submitted, the Treasurer seconded the motion, and the motion carried unanimously.

The Board reviewed the minutes of April 2010. The Treasurer moved to approve the minutes as submitted, the Secretary seconded the motion, and the motion carried unanimously.

#### **FINANCIAL REPORT**

The Treasurer reviewed the financials as of April 30, 2010. CD accounts are coming to term in June. Those CDs should be kept liquid. The Treasurer mentioned that the Board would provide financial reports to all homeowners on a quarterly basis.

### **Delinquencies / Resolution to Record Lien**

The Treasurer made a motion to record a lien on APN #7512-010-187. The Member at Large seconded the motion, and the motion carried unanimously.

### **MAINTENANCE REPORT**

#### **Maintenance Requests**

The On-site maintenance person reported on maintenance request items that arose in the last month. There were several plumbing leaks throughout the complex. The President requested that the On-site maintenance person contact A-1 Plumbing to set up a meeting with them to discuss plumbing issues as well as the installation of new shut off valves in Phase 1.

The President briefly discussed the repairs that took place at 424 Palos Verdes Blvd. The repairs were completed by PSC using the new construction techniques and materials.

The President briefly discussed the new garage doors scheduled to be tested on select units.

### **MANAGEMENT COMPANY**

#### **Special Meeting Date**

The President discussed the Special Meeting Request that was petitioned by a group of homeowners, received in March and discussed at the April meeting. The Board needs to set a date for the Special Meeting. The President mentioned that the Board of Directors, nor the Management Company are required to attend this meeting as it is not a meeting of the Association, but a requested meeting of the homeowners. The Board tabled scheduling the meeting until the June Board Meeting.

#### **Annual Review**

The President briefly discussed the Annual Review. Due to the current situation at Village Palos Verdes, the Association's CPA's fee increased drastically. The Board of Directors has 120 days after the fiscal year to mail out the Annual Audit. The President noted that the Annual Audit was mailed before April 30, 2010, and that nothing had been left unaccounted.

#### **Parking Violations**

The President discussed the current parking situation at the Association. The President stressed that individual homeowners must notify the Management Company if they witness a violation and provide details of the car and the time of day, etc. Parking in fire lanes is extremely dangerous and should not be tolerated by any homeowner. The Board will discuss creating a Parking Committee.

#### **Pool Security**

The President discussed the pool security for the North and South Pool Areas of the Association. The President stated that around six months ago, the Board called for volunteers to lock up the pool after hours. Follow-up with the designated homeowners and other potential security improvements is needed. A homeowner

had previously suggested that the Association obtain motion censored cameras. The Secretary agreed to take the responsibility regarding this action item.

#### **Website Administration**

The Treasurer discussed the Association's current website administration and noted that the Association received several complaints that documentation was not posted fast enough. The Treasurer noted that there were increasing demands on this element of the business and it was unfair to make such demands of a volunteer homeowner who was currently providing this service. Changing web administration had been discussed early last year and tabled due to the interest of the volunteer to retain the responsibility. It was recommended that the Association review the services needed and evaluate alternate providers. The President requested the Property Manager to provide quotes for this service.

#### **Incoming Correspondence**

There was no correspondence to review.

#### **Outgoing Correspondence**

The Board reviewed correspondence that was mailed out to homeowners who elected to be involved in the HOA Loan Program.

#### **Closed Escrows**

The Property Manager stated that 444 Palos Verdes Blvd closed escrow during the month.

#### **OLD BUSINESS**

There was no Old Business to discuss.

#### **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned to Executive Session at 8:30 PM. The Board met in Executive Session following the regular meeting to review delinquent accounts and a third-party contract.