

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
April 15, 2009**

Call to Order / Opening Remarks by the President 7:01 p.m.

Approval of Meeting Minutes for March 23, 2009 (MSC) 7:02 p.m.

Secretary requested for the minutes to be sent to her within a few days after the meeting via e-mail. Secretary will send to the Board for approval. After approval, she will send to the HOA office for records and TC for the website.

Executive Session from March 23, 2009: 7:07 p.m.

The Board discussed violations, legal matters, personnel issues and the office construction project; however, no contracts were awarded.

Committee Reports 7:07 p.m.

- ❖ Landscape Committee: They received a load of free mulch and are continuing on with improvements in the community.

Manager's Report 7:08 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for March 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items- Reserve Funding allocation
- ❖ Projects:
 1. Pool work- **Project completed; additional repair in process**
 2. Sidewalks- grinding/replace- **Project in process:** City of San Diego to be responsible for the sidewalks next to city streets.
 3. Patio tree project- **3 letters in progress**
 4. Playground- **Project in process**
 5. Maintenance Area- **Project in process**
 6. Office construction project:
 7. Driveway paving- Revisit in 1 month
 8. Sub metering- Information to be included in May Board packet.
 9. Address boxes- **Project completed**
 10. Tri-D wall- **Project completed**
 11. Tennis courts retaining wall -**Project completed**
 - It was requested to add inventory and lights to Project List and remove completed items.
- ❖ The City of San Diego Water Allocation Formula. A Board member shared that the KGTV website had beneficial water information.

❖ **Board Votes voted this month for Pre-Lien Letters thru Anderson & Kriger:**

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owner	17xxx Ashburton Road	xxx-xxx-xx-xx
	• Account already sent to A & K; owner did not follow thru with the promissory payment plan proposed at last month's meeting.	
Owners'	17xxx Ashburton Road	xxx-xxx-xx-xx
	• This account to be revisited next month.	
Owner	17xxx Fairlie Road	xxx-xxx-xx-xx
	• A motion was made to send cable cut letter and if payment is not received by April 24, 2009, this account to be sent to A&K for a pre-lien letter. (MSC)	

❖ **It is resolved that the Board authorizes that a lien be recorded on the Properties with assessor parcel numbers listed below in the event payment in full is not received by the deadline imposed in the Intent to Lien letters.**

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owner	17xxx Fairlie Road	xxx-xxx-xx-xx (MSC)

- ❖ Budget update by Jonathan Daitch. The proposed Fiscal Year 2010 Budget was presented.
- Three questions to be added to JD monthly update:
 1. How much in Reserve account?
 2. How much currently under secured amount of roof loan?
 3. Do we want to pay it off?
 - It was requested for Reserves to have projects separated out and to end with total.
 - It was requested to send a copy of the roofing loan papers to the board via e-mail.
 - The Admin/ Postage dues category is to be broken down:
 1. Postage
 2. Classes
 3. Memberships
 - The Admin Supplies & Equipment category is to be broken down:
 1. Office Supplies
 2. Copier
 3. Toner

- ❖ Account Status update for 17xxx Fairlie Road. The Board approved the proposed payment plan. **(MSC)**

Owners Forum

8:50 p.m

Owners may address The Board – 2 minutes for each homeowner – collectively 30 minutes maximum. (Written submissions accepted over 30 minute time limit).

Violations:

8:34 p.m.

On March 18, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Dog off leash running around.” Violation: “No dog shall enter the common area except while on a leash held by a person capable of controlling the dog.” (Rules Book, page 8)

Violation Found (MSC)

“Dog off leash running around an causing other dogs to bark. Owner has no control over dog and is chasing it around to it under control.” Violation: “No dog shall enter the common area except while on a leash held by a person capable of controlling the dog.” (Rules Book, page 8)

Violation Found (MSC)

On March 18, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Throwing cigarette butts over patio wall into common walkway and vegetation.” Violation: Nuisances: No noxious or offensive activities shall be carried on within any condominium or in any area of the project. Nothing shall be done that may be or may become an annoyance or a nuisance to, or in any way interfere with, the quiet enjoyment of each of the owners of adjacent units. (Rules Book, page 6) Violation: Liability of Owners for Damage to Common Area: The owner of each unit shall be liable to the association for all damages to the common area. (Rules Book, page 11)

No Violation Found

On March 4, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Dog off leash...” see attached letter. Violation: “No dog shall enter the common area except while on a leash held by a person capable of controlling the dog.” (Rules Book, page 8)

Violation Found (MSC)

On November 6, 2008, at 11:45 p.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Dog off leash”. Violation: “No dog shall enter the common area except while on a leash held by a person capable of controlling the dog.” (Rules Book, page 8)

No Violation Found

On March 12, 2009, at 11:40 p.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Dog off leash.” Violation: “No dog shall enter the common area except while on a leash held by a person capable of controlling the dog.” (Rules Book, page 8)

Violation Found (MSC)

Owners Request

10:56 p.m.

- ❖ Property Manager for 17xxx Ashburton Road submitted a letter regarding an imposed fine in April 2008. A motion was made to waive the fine. **(MSC)**
- ❖ Property Manager for 11xxx Timaru Way wrote a request to the Board regarding fines that were imposed in February. No Board member advocated further discussion in Executive session. The fine remains on the account.
- ❖ Owner at 17xxx Fairlie wrote a request to promote non-profit causes to the community via Website. The Board will consider this in the future.

New Business**11:04 p.m.**

- ❖ Stucco repair for Timaru Way near playground. More detailed information requested for next month's meeting.
- ❖ 11xxx Timaru Way tree removal/ trim request, some board members want to look at the tree in question. **Tabled**
- ❖ Discussion of deteriorating roof beams. The Manager is to determine how many extended roof beams are in need of immediate attention. The Board would like to see bids for 1) Capping all of the beams and 2) Painting all of the beams.
- ❖ Ashburton Road wall parking issues. **Tabled.**
- ❖ Additions to the patio tree letter: - Single story buildings with plants in pots need to have a height limit. - No plants should protrude over the patio wall or roof.
- ❖ 2nd Annual "Spring Haul Away Days." A motion was made to place the dumpster in the driveway near the tennis courts from Wednesday, May 27 through Sunday, May 30th. **(MSC)**
- ❖ Dixieline credit application. **Tabled.**

Unfinished Business**11:32 p.m.**

- ❖ The Board extended the time for the concrete repairs to be made at 17xxx Ashburton Road until June 15, 2009.
- ❖ Linda Steverson, Secretary, will be added to the signature cards for the operating and reserve bank accounts. **(MSC)**

**Adjourn to Executive Session
Adjourn Meeting****11:34 p.m.**

**This Month's Board Meeting was held on
Wednesday, April 15, 2009 at 7:00 p.m. at the San Rafael Parish Meeting Room
Located at 17252 Bernardo Center Drive**