

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
August 20, 2009**

Call to Order / Opening Remarks by the President 6:32 p.m.

Violations: 6:33 p.m.

On July 17, 2009, at 6:30 a.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Small truck parked in driveway."

Violation: ALL PLAYMOR DRIVEWAYS ARE DESIGNATED FIRE LANES: The law, Fire Department Regulations, and common sense dictate that driveways and fire lanes must be kept clear at all times for emergency equipment. Parking a motor vehicle in the driveways or fire lanes and leaving it unattended is expressly prohibited. (Rules Book, page 12) See attached complaint.

Violation Found (MSC)

The Board approved the Meeting Minutes for July 23, 2009 (MSC) 6:34 p.m.

Executive Session disclosure from July 23, 2009: 6:35 p.m.
The Board discussed personnel and a legal issue.

Appointment of New Board Members 6:36 p.m.
A motion was made to place John Auker in the seat of Allen Hogan on the Board until end of term November 2010. (MSC)
A motion was made to place William (Bill) Feenan in the seat of Jonathan Daitch on the Board until end of term November 2009. (MSC)

Owners Forum 6:38 p.m.
Owners may address the Board – 2 minutes for each homeowner – collectively 30 minutes maximum. (Written submissions accepted over 30 minute time limit).

- One owner present

Maintenance Supervisor Presentation of Projects & Patio Walls 7:30 p.m.
It was requested for the Manager and Maintenance Supervisor to create a new job description for a current employee and present it at next month's meeting.

Break 8:17 p.m.

Committee Reports 8:28 p.m.

- ❖ Landscape Committee: distributing mulch throughout community.

Manager's Report 8:33 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for July 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items

- ❖ Projects: 1. Prioritization of Project List-**Project in process.**
- 2. Office construction project- **Permit approval was received on 5 sets of the plans. Contractor re-submitted 2 sets on 8/19/09.**
- 3. Inventory- **Project in progress**
- 4. Sub metering- **Vendors have requested access to several units in order to give us an accurate bid. Appointments will be made this month.**
- 5. Lighting- **Project in process; Order has been placed for light forms.**
- 6. Playground-**Sand to be distributed.**
- 7. Patio tree project- **1 letter in progress**
- 8. Annual Calendar- **Project complete**
- 9. Sidewalks- grinding/replace- **Project complete**
- 10. Maintenance Area- **Project complete: structures for wood storage & lunch area constructed.**
- 11. Driveway paving- **Project complete**

Board

8:55 p.m.

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

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owner	xxxxx Fairlie Road	xxx-xxx-xx-xx

- A motion was made to waive late fees and discuss a payment plan **(MSC)**

Owner	xxxxx Ashburton Road	xxx-xxx-xx-xx (MSC)
Owner	xxxxx Fairlie Road	xxx-xxx-xx-xx (MSC)
Owner	xxxxx Ashburton Road	xxx-xxx-xx-xx (MSC)
Owners	xxxxx Fairlie Road	xxx-xxx-xx-xx (MSC)

Owners Request

9:04 p.m.

- ❖ Owner at xxxxx Fairlie Road submitted a request through the Manager. A motion was made to accept payment plan. **(MSC)**
- ❖ Owner at xxxxx Fairlie Road wrote a request regarding fines that were levied in July. No Board member advocated further discussion in Executive session. The fine remains on the account.
- ❖ Owner at xxxxx Ashburton wrote a request regarding parking space lines. The President requested that the Manager handle this request.

Unfinished Business

9:12 p.m.

Please bring July 23, 2009 Board packet & R-Solutions blue folder

- ❖ Termite information revisited- Manager to request further clarification. **This item tabled.**
- ❖ Garage doors- Bids were presented. **This item tabled until January 2010.**
- ❖ Dixieline Credit Application- Not to be submitted at this time.
- ❖ Smart Property Reserve summary: Mailbox discussion- This item tabled from last month's meeting. A Board member provided additional information to the Manager.
- ❖ Waste bins in community- The Board decided not to install these at this time due to the cost.

- ❖ Beam Repair Proposal- Bids included- This item tabled from last month's meeting. It was requested for A.K. Construction to give bid for cutting off existing bad beams.
- ❖ Painting discussion/ colors- to put paint colors together for members of the community to see full picture. **This item tabled.**
- ❖ Deck-O-Seal revisited- the Manager was directed to get a competitive bid.
- ❖ Annual Meeting summary. A Board member requested to put water conservation on the agenda. The proposed agenda with times will be included in next month's packet.

New Business

10:35 p.m.

- ❖ New HOA member's names and addresses
- ❖ Requesting Member's list & labels- the Secretary requested to have the different costs of the members list in writing. This chart to include the ability to request an electronic version and the off-site owner list separately. The office will create chart for this request.
- ❖ BBQ grilling discussion- The Board requested consultation from A & K.
- ❖ Members in poor standing voting rights- A motion was made for all units in pre-lien or lien status not to vote at Annual Meeting. **(MSC)**
- ❖ Rodent information- the Manager is in process of obtaining bids for common area rodent control.
- ❖ Projects: 1. Pool work- **Additional repair will be done at time of office demo. Bids for crash bars included- this item postponed.**
 2. Aeration/ Dethatching –**Project in process- bids included.**
 A motion was made to use Aerations Only to fertilize and apply gypsum for \$2,620.00 in November. **(MSC)**
- ❖ A motion was made to approve Joe Perna's 2009 Audit Draft with 2 changes noted by the President. **(MSC)**

**Adjourn to Executive Session
Adjourn Meeting**

**11:38 p.m.
12:12 a.m.**

Prepared by PH and RM
Edited by LS

Linda Steverson, Secretary signature: _____ Date: _____

**This Month's Board Meeting was held on
Thursday, August 20, 2009 at 7:00 p.m.
Violation Hearings began at 6:30 p.m.
at the Off-site HOA Office
Located at 11417 West Bernardo Court Suite E**

Upon exiting the community, take a right onto Bernardo Center Drive. Turn right onto Rancho Bernardo Road. Turn left onto West Bernardo Drive. At the first light, turn right onto West Bernardo Court. The Office is located in the Montadura Business Park on the left hand side past the Radisson Hotel. After turning left into the business park, make a right and follow the drive all the way to almost the back of the building. We are located on the left at 11471. Our phone number is 858-451-3082.