

**Playmor Bernardo Homeowners  
Board of Directors  
Meeting Minutes  
February 23, 2009**

**Call to Order / Opening Remarks by the President** 7:30 p.m.

**Approval of Meeting Minutes for January 21, 2009** 7:30 p.m.

\*Board will receive these via e-mail due to changes made to original draft.

**Approval of Edited Minutes for November 20, 2008 to include Executive Session Vote disclosure for Board Officers appointed. (MSC)** 7:31 p.m.

**Executive Session from January 21, 2009:** 7:34 p.m.

The Board discussed employee issues and the office construction project; however, no contracts were awarded.

**Committee Reports** 7:35 p.m.

- ❖ Landscape Committee

**Manager's Report** 7:38 p.m.

- ❖ Financials

- Budget update: The item over budget in August 2008 was due to bi-weekly payroll which results in 2 months per year with 3 paychecks.

- ❖ Bank requirements for signers were presented.

- ❖ The Board of Directors reviewed the monthly reconciled bank statements for December 2008 and January 2009 and approved them subject to review at year end by the auditor.

- ❖ Board review of current assessment collection policy: It was decided to revisit data when and if it is needed in the future.

- ❖ Special Assessment Items

- ❖ Projects: 1. Address boxes- **Project completed**  
2. Tri-D wall- **Project completed**  
3. Pool work- between March 10-15 expected re-opening date.  
4. Sidewalks- grinding/replace: A motion was made to move ahead with all high priority sidewalk grinding. **(MSC)**  
5. Tennis courts retaining wall- almost completed.  
6. Patio tree project  
7. Playground- A motion was made to keep playground at current location, recondition existing Rainbow play system and use allotted Assessment funds for sanding, painting and purchasing additional items for the system. **(MSC)**  
8. Sub metering  
9. Driveway paving  
10. Office construction project: Bids from HB&A Architects and CDM Concrete.  
11. Maintenance bins- A motion was made to purchase a 40 ft bin. **(MSC)**

- ❖ A motion was made to move the March monthly meeting to March 23<sup>rd</sup>. **(MSC)**

❖ Review of Account Status for 17xxx Ashburton Road: **Paid in Full.**

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

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel Number</u>
Owner	17xxx Ashburton Road	xxx-xxx--xx-xx <b>yes- (MSC)</b>

❖ **Board Votes for Lien Approval:**

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 Number</u>
Owner	11xxx Timaru Way	xxx-xxx--xx-xx <b>yes- (MSC)</b>
Owner	17xxx Ashburton Road	xxx-xxx--xx-xx <b>yes- (MSC)</b>
Owners	11xxx Timaru Way	xxx-xxx--xx-xx <b>yes- (MSC)</b>
Owners	17xxx Fairlie Road	xxx-xxx--xx-xx <b>yes- (MSC)</b>

### Owners Forum

8:25 p.m

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

- ❖ A homeowner expressed her concern about the multipurpose court being used for Maintenance and the pools not being available for two months.
- ❖ A homeowner expressed her concern about a crack in her driveway.
- ❖ A homeowner thanked the Board for their service to the community. He also inquired if Playmor employees were exempt or non-exempt.

### Violations:

8:45 p.m.

- ❖ Manager sent warning letter about parking in assigned parking spot on Timaru Way.

On January 25, 2009 Owners and/or Tenants is/are accused of violating the Rules & Regulations: Owner didn't pick up "poop". Violation: Persons walking dogs in the common area **MUST IMMEDIATELY** clean up after the animal. Dog owners who fail to clean up after their dogs show a complete disregard for the rights of other residents to live in a clean and sanitary environment. (Rules Book, page 8)

Violation Found (MSC)

On Saturday, January 3, 2009 Owners and/or Tenants is/are accused of violating the Rules & Regulations: Leaving trash and debris in common area from Saturday, January 3, 2009 until Wednesday, January 7, 2009. Violation: No personal property / trash shall be left in common areas outside of patios.

Violation Found (MSC)

On January 13, 2009 Owners and/or Tenants is/are accused of violating the Rules & Regulations: Taking marked garbage can and removing reflective address decals and using as if it's their own. Cost owner of can \$70.00 from the City of San Diego to replace and one (1) hour off work. Removed envelope from trash can in complaint, at the time the trash can was found. Violation: Stealing another owner's assigned trash can.

Violation Found (MSC)

**On January 16, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: The owner's dog barks non-stop. Barking began before 8:30 p.m. and continued until after 11:00 p.m. It is a terrible nuisance that must stop.**

**Violation:** Noxious and offensive activities interfering with the quiet enjoyment of homeowners in the adjacent and nearby units due to barking dog.

**Violation Found (MSC)**

- Letter written to the Board of Directors from complainant.
- Letter written to the Board of Directors from tenant.

**On January 31, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: Unauthorized use of Homeowner's assigned parking space at 17xxx Fairlie Road. Violation: No one other than the owner to whom a particular parking space has been assigned (except for persons authorized by such owner) shall use such parking spaces. (Rules Book, page 11)**

**Violation Found (MSC)**

**On January 18, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: Unauthorized use of Homeowner's assigned parking space at 17xxx Ashburton Road. Violation: No one other than the owner to whom a particular parking space has been assigned (except for persons authorized by such owner) shall use such parking spaces. (Rules Book, page 11)**

**Violation Found (MSC)**

**On February 12, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: Wasting HOA water resulting in Maintenance staff called out after hours for flooding emergency; discovered flood had been caused by homeowner having left their patio hose running. Violation: Owner wasting HOA water.**

**Violation Found (MSC)**

**Six Owners received the following:**

**On February 10, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: Failure to remove a plant (tree, bush or vine) in your patio area that is causing or has the potential to cause damage to the upstairs deck or to your lower patio wall.**

**Violation:** Liability Of Owners For Damage To Common Area

The owner of each unit shall be liable to the association for all damages either to the common area or to improvements thereon caused by such owner or their occupant or guest such as:

1. Damage precipitated by large plants in patios or on sun decks

**(Rules Book page 11)**

- Board received information from two Owners...No decision was made in Executive Session.

**Adjourn to Executive Session**

**9:53 p.m.**

**Adjourn Meeting until Tuesday, March 3, 2009**

**10:58 p.m.**

**Playmor Bernardo Homeowners  
Board of Directors Meeting  
Meeting Minutes  
March 3, 2009**

**Call to Order / Opening Remarks by the President** 6:45 p.m.

**Executive Session from February 23, 2009:** 6:46 p.m.  
The Board deliberated violations and adjourned the meeting to be continued on March 3, 2009.

**Approval of Meeting Minutes for January 21, 2009 (MSC)** 6:47 p.m.

**Driveway paving:** The Board decided to delay the Paving project due to the high cost of asphalt. The money is set aside, however, the Board is anticipating a better price point in the next few months. This will be an agenda item in May.

The Board directed the manager to re-solicit bids and bring the new quotes back to the Board in 3 months. The board is hopeful that with the state of the economy that paving prices may fall in that time.

**Violations:** 7:02 p.m.  
**Six Owners received the following:**

**On February 10, 2009, Owners and/or Tenants is/are accused of violating the Rules & Regulations: Failure to remove a plant (tree, bush or vine) in your patio area that is causing or has the potential to cause damage to the upstairs deck or to your lower patio wall.**

**Violation:** Liability Of Owners For Damage To Common Area

**The owner of each unit shall be liable to the association for all damages either to the common area or to improvements thereon caused by such owner or their occupant or guest such as:**

1. **Damage precipitated by large plants in patios or on sun decks**

**(Rules Book page 11)**

**Owners Request** 7:18 p.m.

- ❖ A tenant voiced concerns about cats in the common area. The Manager explained the County of San Diego does not have a leash law for cats.
- ❖ An owner submitted 2 architectural change request forms. The Board approved a motion sensor light to replace the existing patio fixture and a sun shade for the top deck, upon the Managers inspection and approval. **(MSC)** The Board did not approve the installation of a new light fixture on the HOA's patio wall. The Board also denied the owners request to install a sun shade over her front picture window. **(MSC)**
- ❖ An owner submitted a letter to the Board regarding the storage bins on Ashburton Road. The purchase of a new large maintenance bin to be placed behind the tennis court wall was approved by the Board of Directors and is now on order.
- ❖ An owner submitted a request for a late fee to be waived by the Board. The Board approved his request. **(MSC)**

## New Business

8:45 p.m.

- ❖ New HOA member's names and addresses were presented.
- ❖ Addresses with outside cable wires. The Manager to consult with A & K.
- ❖ Group photo of New Board of Directors to update website. Table 2/23/09.
- ❖ A Board member inquired about the pricing for concrete parking spaces compared to using asphalt. Concrete is almost 3 times more costly than asphalt.
- ❖ Fiberglass front doors. This item to be placed on the project list.
- ❖ Freestanding mailboxes. This item to be placed into the 2010 budget.
- ❖ Christmas light requests were completed.
- ❖ Maintenance job descriptions were presented. The Board requested that the Maintenance staff evaluate and report back to them the percentage of time spent on their different job categories over the past 6 months. The maintenance staff will inventory all equipment and supplies as they move from the old bins to the new bin including items that are discarded..
- ❖ Office Construction Project: 3 bids were presented. The Manager was directed to obtain 2 more bids with the same specifications.

## Unfinished Business

9:55 p.m.

- ❖ The Board reviewed the welcome packet In January. The Board requested that JD create an updated welcome and Board introduction letter.
- ❖ Results of paint inquiry at annual meeting. **This item was tabled from the January meeting.**
- ❖ Manager presented the cost of cancellation for the cable contract. At this time this item is too costly for the community. To be revisited in 2 years.

**The Board adopted a resolution to move the regular monthly meeting date from the third Monday of each month to the third Thursday of each month. (MSC)**

**Adjourn to Executive Session**  
**Adjourn Meeting**

**10:00 p.m.**  
**11:00 p.m.**