

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

**Call to Order / Opening Remarks by the President** 7:02 p.m.

**Meeting Minutes for June 18, 2009 approved unanimously via e-mail  
June 27, 2009 (MSC)** 7:02 p.m.

**Executive Session from June 18, 2009:** 7:02 p.m.  
The Board discussed personnel and legal issues. The Playground inspection was awarded to Protec Building Services. . **(Approved in executive session MSC)**

**Special Executive Session from June 27, 2009:** 7:02 p.m.  
The Board discussed maintenance area & concrete throughout property. The contract was awarded to CDM Construction. **(Approved in executive session MSC)**

**Committee Reports** 7:03 p.m.

- ❖ Landscape Committee: LS to meet with George regarding adjusting sprinklers for new plantings throughout community. LS to conduct walkthrough with Ruth to activate sprinklers along freeway wall.
- ❖ The Board requested a complete irrigation system check.

**Manager's Report** 7:13 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for June 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items
- ❖ Projects:
  1. Pool work- **Additional repair in progress. 1 Bid for crash bars was presented. It was requested for another bid to be included in next month's packet. This was requested by Master Insurance Carrier.**
  2. Sidewalks- grinding/replace- **Project complete**
  3. Patio tree project- **1 new letter in progress**
  4. Playground- **Inspection date was July 6, 2009**
  5. Maintenance Area- **Concrete poured July 16, 2009. The dumpster is to remain behind the maintenance fence.**
  6. Office construction project- **Awaiting permit approval from the city**
  7. Driveway paving-Asphalt Bids- **Last phase- slurry seal & stripping to take place August 3, 4 & 5**
  8. Sub metering- **Vendors have requested access to several units in order to give us an accurate bid. Appointments will be made in August**
  9. Inventory- **Project in progress**
  10. Lighting- **Color of light forms has been approved. Samples will be picked up and tested prior to the entire order being filled**
  11. Aeration/ Dethatching –**2 bids to be presented at next month's meeting. 1 to include fertilization and application of gypsum.**

12. Annual Calendar- **First draft was presented. Dates of staff holidays to be included.**
13. Prioritization of Project List

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

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owners	17xxx Ashburton Road	xxx-xxx-xx-xx <b>Paid</b>
Owner	17xxx Fairlie Road	xxx-xxx-xx-xx
Owner	17xxx Ashburton Road	xxx-xxx-xx-xx

**The Manager to contact owners and the Board will review next month.**

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

It is resolved that the Board authorizes that a lien be recorded on the Property with assessor parcel number listed below:

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

- ❖ Update on 17xxx Ashburton Road
- ❖ Update on 17xxx Fairlie Road. The Board will revisit this account in September.
- ❖ A motion was made to not go forward with a small claims court filing for the previous owner for 17xxx Fairlie Road. **(MSC)**

**Owners Forum**

**8:24 p.m**

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

**Warnings**

**8:49 p.m.**

The Board determined to reconstruct the August Meeting Agenda.

**Violations:**

**8:54 p.m.**

On May 30, 2009, at 6:00 p.m., 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.

**Violation Found (MSC)**

On June 28, 2009, at 12:00 p.m., 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.

**Violation Found (MSC)**

On June 21, 2009, at approximately 4:00 p.m. to 3:00 a.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Noise complaints: shouting and dog barking"

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, pages 6 and 27) See attached complaint.

Violation Found (MSC)

On June 24, 2009, at approximately 3:00 p.m. to 9:00 p.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Noise complaints: shouting and dog barking"

Violation: Same as above

Violation Found (MSC)

On June 25, 2009, at approximately 4:00 p.m. to 12:00 a.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Noise complaints: shouting, loud music and dog barking"

Violation: Same as above

Violation Found (MSC)

On June 28, 2009, at approximately 3:00 p.m. to 9:00 p.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Noise complaints: shouting and dog barking"

Violation: Same as above

Violation Found (MSC)

### Owners Request

9:14 p.m.

- ❖ Owner at 17xxx Ashburton Road wrote a garage door request for the Board. This item to be revisited when garage doors are presented.

### Unfinished Business

9:16 p.m.

- ❖ Garage doors- Bids to be presented at next month's meeting.
- ❖ Dixieline Credit Application- This item tabled until next month's meeting.
- ❖ Insurance Policies modifications- This item tabled until next month's meeting.
- ❖ Smart Property Reserve summary- Mailbox information to be presented.
- ❖ The Board requested a 60 day plan calendar from Manager and George.

### New Business

10:16 p.m.

- ❖ New HOA member's names and addresses.
- ❖ The Board decided to hold the Annual Meeting on Saturday, November 21, 2009.
- ❖ Beam Repair Proposal- This item tabled until next month's meeting. Manager to obtain another bid from painting contractor.
- ❖ Annual Meeting ideas were discussed.
- ❖ Water reduction / showerheads were discussed.

- ❖ List of Playmor vendors were presented.
- ❖ EDCO rate increase letter- Manager to inquire about days of service.
- ❖ Pool Surveillance was discussed.

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

**10:47 p.m.**

**This Month's Board Meeting was held on  
Thursday, July 23, 2009 at 7:00 p.m. at the San Rafael Parish Room #4  
Located at 17252 Bernardo Center Drive**

Prepared by PH and RM  
Edited by LS

Linda Steverson, Secretary signature: \_\_\_\_\_ Date: \_\_\_\_\_