

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
June 18, 2009**

Call to Order / Opening Remarks by the President 6:55 p.m.
LS requested a copy of the Home Depot bill for June 2009.

Meeting Minutes Approved for May 21, 2009 (MSC) 6:56 p.m.

Executive Session from May 21, 2009: 6:57 p.m.
The Board discussed personnel/capacity issues, Legal matters, and the office construction project.

Committee Reports 6:58 p.m.

- ❖ Landscape Committee - LS requested to have three areas of river rocks removed for concrete to be poured when other concrete work is done.

Manager's Report 7:00 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for May 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items
- ❖ Projects:
 1. Pool work- **Project in process, Pool # 2 repair pending. To coincide with office re-build.**
 2. Sidewalks- grinding/replace- **Project Completed.**
 3. Patio tree project- **Project completed.**
 4. Playground- **Project in progress:** Playground sand- A motion was made to approve amount not higher than \$1,000 to obtain sand for required depth for safety inspection. **(MSC)**
 5. Maintenance Area- **Project in progress.** LS to get bid to RM for shelving to store wood. Manager scheduled a walk-thru of the maintenance area with the Board for Saturday, June 27th at 9:00 a.m.
 6. Office construction project- **Project in progress.** Plans should be submitted to the city the week of June 26, 2009.
 7. Driveway paving- **Project begins 6-18 will wrap up the week of 6-25.**
 8. Sub metering- National Water Services: Information to be presented at next month's meeting. Update of project, next steps, and a timeline.
 9. Inventory- **Project in progress.** RM will re-schedule meeting with George next week.
 10. Lighting- **Project in progress**
 11. Aeration/ Dethatching – waiting for bid.
 12. Annual Calendar – RM is composing for Board.
 13. Project Prioritization List –Board to meet with Ruth & George to plan out FY2010 prior to July 23rd Board meeting.

❖ **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
Revisit next month		

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

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

❖ Account Status Update for 17xxx Fairlie Road. Payment plan received 7/15/09.

Owners Forum

7:34 p.m

Two owners addressed The Board.

Violations:

7:45 p.m.

On May 16, 2009, at 6:00 p.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "About 30 teenagers inside pool area." Violation: "Use Of The Pool Areas By Residents: The pool areas are for owners, residents, and their accompanied guests, and houseguests only. Houseguests are individuals staying overnight with the owner or resident. Owners and residents shall have no more than 6 people (including the owner or resident), using the pool at any time. Residents are required to be present when their guests are at the pool. Pool areas are for use by everyone and cannot be reserved for the exclusive use of a private party, meeting, or social gathering. All persons using the pool/spa must have a blue id tag in their possession as proof of their right to be there. This id tag must be shown upon request." (Rules Book, pages 13 & 14)

Violation Found (MSC)

On May 16, 2009, at 6:00 p.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Loud boom box" Violation: "Pool / Spa Restrictions: Loud radios or music players are not allowed." (Rules Book pages 14 & 15)

Violation Found (MSC)

On May 16, 2009, at 6:00 p.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Failure to clean up after self/ guests" Violation: "Refuse left in Common Area" (Rules Book, page 27)

Violation Found (MSC)

On May 16, 2009, at 6:00 p.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Graffiti in bathroom" Violation: "Vandalism/ plus cost of repair" (Rules Book, page 27)

No Violation Found

On May 16, 2009, at 6:00 p.m. Owners and/or Tenants is/are accused of violating the Rules & Regulations: "Broken glass from breaking motion sensor light bulb" Violation: "Vandalism/ plus cost of repair" (Rules Book page 27)

No Violation Found

On May 28, 2009, at around 11:30 a.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)

On May 28, 2009, at around 11:30 a.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Owner didn’t pick up after pet”. 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 May 31, 2009, at 6:00 p.m. to 6:30 p.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Throwing rocks at cars and back & forth across Ritidan.” Violations: Vandalism & 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 May 22, 2009, at around 11:00 a.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: “dog was loose- 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)

On May 22, 2009, at around 11:00 a.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: “Owner did not 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.

Violation Found (MSC)

Owners Request

7:53 p.m.

- ❖ Owner at 17xxx Fairlie requested the removal of a palm tree. This request was denied.
- ❖ PMGR at 17xxx Fairlie Road submitted an architectural change request. This request was approved. (MSC)

New Business

7:55 p.m.

- ❖ New HOA member’s names and addresses.
- ❖ Summer Flyer 2009. This flier is to be posted on front doors in the community.
- ❖ A motion was made to accept proposal from Joe Perna to perform our year end audit for Fiscal Year 2009. (MSC) The Board requested the Manager get additional bids for next year’s audit.
- ❖ Proposal from A&K to review cable contract. No motion was made to have this done at this time.

Unfinished Business

8:11 p.m.

- ❖ Garage doors- Bid presented. **This item was tabled until next month's meeting. Pending additional bid information.**
- ❖ Update on concrete work at 17xxx Ashburton Road. A motion was made to extend time for work to be completed. **(MSC)**

**Adjourn to Executive Session
Adjourn Meeting**

**8:53 p.m.
10:35p.m.**

Prepared by PH and RM
Edited by LS

Linda Steverson, Secretary signature: _____ Date: _____

**This Month's Board Meeting was held on
Thursday, June 18, 2009 at 7:00 p.m. at the San Rafael Parish Room #4
Located at 17252 Bernardo Center Drive**