

**Playmor Bernardo Homeowners  
Board of Directors  
Meeting Minutes  
May 21, 2009**

**Call to Order / Opening Remarks by the President** 7:04 p.m.

**Meeting Minutes for April 15, 2009 approved via e-mail 5/13/09** 7:04 p.m.

**Meeting Minutes for April 22, 2009 approved via e-mail 5/13/09** 7:04 p.m.

**Executive Session from April 15, 2009:** 7:04 p.m.

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

**Executive Session from April 22, 2009:**

The Board discussed personnel issues and the office construction project. The contract was awarded to A & K Construction to rebuild the on-site office.

**Committee Reports** 7:05 p.m.

- ❖ Landscape Committee is continuing to work on projects in the community.

**Manager's Report** 7:06 p.m.

- ❖ The Board of Directors reviewed the monthly reconciled bank statements for April 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items
- ❖ Projects:
  1. Pool work- **Initial project completed, additional repair is to be scheduled ASAP with request for compensation due to refilling the pools, and the additional closure period.**
  2. Sidewalks- grinding/replace- **Project in process: A motion was made to complete the sidewalk work for \$369.09. (MSC)**
  3. Patio tree project- **4 letters in progress**
  4. Playground- **Project in process**
  5. Maintenance Area- **Project discussed the lunch area and the driveway entry point to the Maintenance area. The Manager will get bids via e-mail to the Board with two options.**
  6. Office construction project- **Project in process. The Board requested a 48 hour comment period prior to the plans being submitted to the city. Manager will coordinate this review period with LS.**
  7. Driveway paving- **A motion was made to pave the driveways now. The Board chose Hogue Blacktop as the vendor.(MSC)**
  8. Sub metering
  9. Inventory
  10. Lighting

❖ Financial Summary – Manager Update

7:46 p.m.

❖ Financial Summary – Treasurer Update

The treasurer reviewed the Budget building process for the members in attendance.

**Owners Forum** 8:07 p.m.  
Four homeowners addressed the Board.

**Board picture** 8:27 p.m.

**Break** 8:28 p.m.

**Account Status Updates** 8:38 p.m.

- ❖ Account Status Update for 17xxx Fairlie Road. Owner sent to A&K on 4/30/09 for pre-lien. A letter to the Board received on 5/6/09. A motion was made to lien this property. **(MSC)**
- ❖ Account Status Update for 17xxx Fairlie Road.
- ❖ Account Status Update for 17xxx Ashburton Road. A motion was made to pursue personal judgment for this account through A&K. **(MSC)**
- ❖ Account Status Update for 11xxx Timaru Way. A motion was made to pursue personal judgment for this account through A&K. **(MSC)**
- ❖ A&K e-mail regarding Superior Court for Owner. A motion was made to trace a residential address, pay the flat attorney fee and Superior Court filing fee. **(MSC)** Anything further must be brought back to the Board for discussion. **(MSC)**

**Pre-lien and Lien Requests** 9:12 p.m.

- ❖ **Board Votes for Pre-Lien Letters thru Anderson & Kriger:**  
**A motion was made to send cable cut letters and if payment is not received in ten days, send to A&K for pre-lien letter:**

<u>Name</u>	<u>Address</u>	<u>Assessor's Parcel</u>
Owners'	17xxx Fairlie Road	xxx-xxx-xx-xx <b>(MSC)</b>
Owner	17xxx Ashburton Road	xxx-xxx-xx-xx <b>(MSC)</b>
<b>A motion was made to send to A&amp;K for pre-lien:</b>		
Owner	17xxx Fairlie Road	xxx-xxx-xx-xx <b>(MSC)</b>

- ❖ It is resolved that the Board authorizes that a lien be recorded on the Property with assessor parcel number 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 Ashburton Road	xxx-xxx-xx-xx <b>(MSC)</b>
<b>Payment plan received 4/22/09 was not followed.</b>		

**Owners Request** 9:22 p.m.

- ❖ Owners at 17xxx Ashburton Road submitted a landscape request. The Board directed the Manager to make the requested repairs.
- ❖ Owners at 11xxx Timaru Way submitted an architectural change form to install a satellite dish. The Board approved the request as long as there is only one penetration point for the cables entry into the house. **(MSC)**

**Unfinished Business**

**9:31 p.m.**

- ❖ Patio tree letter was edited and approved by the Board. **(MSC)**
- ❖ Ashburton Road wall parking issues were discussed. The Board will address the possibility of additional parking spaces when those particular driveways are re-paved.
- ❖ Garage doors. The Board decided to delay their decision on reimbursement until they have chosen a vendor for the whole project and they have a firm amount locked in for the price of the doors. Tips on garage door maintenance submitted by a homeowner will be put on the website.

**New Business**

**10:20 p.m.**

- ❖ New HOA member’s names and addresses.
- ❖ Website tracking information presented by TC.
- ❖ A&K e-mail regarding satellite dish rules. A motion was made to have A&K modify the satellite dish addendum. **(MSC)**
- ❖ The Board reviewed Article “Rules for Adopting Rules.”
- ❖ The Board decided not to reinstall the Duenda Bridge gate at the northwest corner of the property.

**Adjourn to Executive Session**

**10:35 p.m.**

Prepared by PH and RM  
Edited by LS

Linda Steverson, Secretary signature: \_\_\_\_\_ Date: 6/19/09

**This Month’s Board Meeting was held on  
Thursday, May 21, 2009 at 7:00 p.m. at the San Rafael Parish Room #4  
Located at 17252 Bernardo Center Drive**