

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
October 22, 2009**

Call to Order / Opening Remarks by the President

6:31 p.m.

Violations:

6:31 p.m.

On September 7, 2009 at 5:00 p.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: RV parked partial on common area grass and over front of parking stop. RV ran over sprinkler head. (see complaint)

Violation Found (MSC)

On September 11, 2009, at around 3:30 p.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 September 11, 2009, at around 3:30 p.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)

Owners Request

6:38 p.m.

- ❖ Owner at 11xxx Timaru wrote a request to the board regarding late fees. A motion was made to waive late fees. (MSC)
- ❖ Owners at 17xxx Fairlie wrote a request to the board regarding tree trimming. The board decided this item was not in the budget nor approved as a priority at this time.
- ❖ Owner at 17xxx Fairlie wrote a landscape inquiry to the Board. The Manager answered that the landscape crew uses the blowers primarily on Fridays. The board requested that the Manager inform the community of this fact via the newsletter.

Account Updates:

6:49 p.m.

1. Owner at 17xxx Fairlie Road has maintained the payment plan as agreed.
2. Owner at 17xxx Fairlie Road has fallen behind on payment plan.

Approval of Meeting Minutes for September 17, 2009 (MSC)

6:57 p.m.

Executive Session disclosure from September 17, 2009:

6:57 p.m.

The Board deliberated violations, discussed a legal matter and directed the Manager to purchase some landscaping equipment.

Owners Forum

6:59 p.m.

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

- 3 owners present

Committee Reports

7:11 p.m.

- ❖ Landscape Committee: 2 large projects are in the works throughout the community. Mulch is needed for these projects and will be delivered for free.

Manager’s Report

7:14 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for September 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items
- ❖ Projects:
 1. Office construction project- **Project in process.**
 2. Sub metering- **Project in process:** Appointments made for November.
 3. Patio tree project- **1 letter in progress.**
 4. Aeration/ gypsum project- **Project complete.**

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

<u>Name</u>	<u>Address</u>	<u>Assessor’s Parcel</u>
Owner	17xxx Fairlie Road	273-840-xx-xx
Board voted to waive late fees with full payment. (MSC)		

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

<u>Name</u>	<u>Address</u>	<u>Assessor’s Parcel</u>
Owners’	17xxx Fairlie Road	273-840-xx-xx
Owner	17xxx Ashburton Road	273-840-xx-xx
Owner	17xxx Ashburton Road	273-840-xx-xx

Board tabled this item till next month’s meeting.

Break

7:52 p.m.

Unfinished Business

7:59 p.m.

- ❖ Animal Pest Management Services: The Manager will meet with the representative next week to determine placement of bait stations in the community.
- ❖ Playmor Post mailing: A motion was made to mail Playmor Post to all residents. **(MSC)**
- ❖ Stucco fascia replacement bid: Board requested for information only.
- ❖ Reserve Study Recommendations: Items not done become deferred maintenance. This item tabled until December 10th meeting.
- ❖ Patio walls: A motion was made to use 2x4’s to brace until decision is made by community vote in 2010. **(MSC)**

- ❖ Light fixtures: The board requested the Manager to present two options for lights at the December meeting.

New Business

8:27 p.m.

- ❖ New HOA member's names and addresses
- ❖ Trimming of Sycamore and Eucalyptus trees: A motion was made for the Manager to get a 2nd competitive bid and to take a look at an owner's Alder tree with the arborist. The board authorized its trimming if it was determined hazardous by the tree company. **(MSC)**
- ❖ FHA Regulations: Information only.
- ❖ District B Crime Watch Report January - September 2009
- ❖ PBHOA 31st Annual Meeting Agenda review: A motion was made to spend \$200 on Annual Meeting prizes for the raffle. **(MSC)**

Adjourn to Executive Session
Adjourn Meeting

10:21 p.m.
12:20 a.m.

Prepared by PH and RM
Edited by LS

Linda Steverson, Secretary signature: _____ Date: _____

Next Month's Meeting will be the Annual Meeting at the tennis courts on Saturday, November 21, 2009 at 10:30 a.m. check-in 12:20 a.m.