

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
September 17, 2009**

Call to Order / Opening Remarks by the President **6:33 p.m.**

Violations: **6:33 p.m.**

On August 7, 2009, in the afternoon prior to mail delivery, Owners and/or Tenants is/are accused of violating the Rules & Regulations: Vandalism: Breaking mailboxes that are HOA property

Violation: 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: Vandalism (MSC)

On August 27, 2009, at 10:00 p.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: Vandalism: Damaging a brand new vehicle of neighbors in Playmor.

Violation: 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: Nuisance (MSC)

Review of the Annual 2009 Audit **6:51 p.m.**

Joe Perna, CPA, summarized Playmor HOA's annual audit for fiscal year 2009. He noted that the association is in better shape financially than we were last year and two years ago. He reviewed in further detail income and expenses for both the operating and reserve accounts, including a question and answer time with the board and homeowners.

The board approved the meeting minutes as amended for August 20, 2009 (MSC) **7:09 p.m.**

Executive Session disclosure from August 20, 2009: **7:09 p.m.**
The board deliberated violations and discussed a legal issue.

Owners Forum **7:10 p.m.**

Owners may address the board: Five owners were present. Some owners expressed concerns about the patio walls in need of repair.

The Landscape Committee is continuing to add new plantings and distribute mulch throughout the community. The committee continues to strive toward more water conservation as drought tolerant plants are put in and ground cover assists with water retention.

Manager’s Report

8:13 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly-reconciled bank statements for August 2009 and approved them subject to review at year-end by the auditor.
- ❖ Special Assessment Items
- ❖ Patio Walls - New information was received from the Playmor Maintenance staff outlining which patio walls need repair. It was identified that approximately 102 walls need some level of attention. The manager and board discussed this information. It was determined that this item should be put on the agenda for the next month’s meeting. This will allow the board to discuss with the manager the research that has been done on patio walls in the past and to start a dialogue about possible solutions.
- ❖ Projects:
 1. Prioritization of project list - **Project complete for this list.**
 2. Office construction project - **Project in process:** 1 permit stamp still needed from the City of San Diego.
 3. Sub metering - **Project in process:** RM to make appointments next week.
 4. Inventory - **Project complete.**
 5. Patio tree project - **1 letter in progress.**
 6. Playground - **Project complete.** Sand was delivered and distributed on September 15, 2009. All other playground improvements and upgrades approved by the board have now been completed. **(MSC)**
 7. Lighting- **Project completed.**

Account Updates:

1. Owner at 17xxx Fairlie Road. Paid in full.
2. Owner at 17xxx Ashburton Road. Paid in full.
3. Owner at 17xxx Fairlie Road submitted a payment plan. The board did not approve that plan. A motion was made to pre-lien this unit. The board will not pre-lien if a better plan is submitted that meets with its approval. **(MSC)**
4. The Owner of 17xxx Fairlie Road requested that the board accept a regular payment, in lieu of his agreed upon payment plan this month. A motion was made to extend his existing payment plan out one month. **(MSC)**

Board votes needed this month for pre-lien letters through Anderson & Kriger:

<u>Name</u>	<u>Address</u>	<u>Assessor’s Parcel</u>
Owners	17xxx Fairlie Road	xxx-xxx-xx-xx Paid
Owner	17xxx Fairlie Road	xxx-xxx-xx-xx Escrow

Board votes needed this month for lien letters through Anderson & Kriger:

Owner	17xxx Ashburton Road	xxx-xxx-xx-xx (MSC)
Owners	17xxx Fairlie Road	xxx-xxx-xx-xx (MSC)

Owners Request

9:54 p.m.

- ❖ Owner at 17xxx Ashburton wrote an inquiry to the manager. A motion was made to not reimburse. **(MSC)**

Unfinished Business

10:00 p.m.

- ❖ A & K revision of Satellite Dish Rules. A motion was made to approve the revisions as submitted. **(MSC)** Manager will send out to community with the annual meeting mailing for the 30-day comment period.
- ❖ Rodent Issues: The contract was awarded to Animal Pest Management Services for a six-month trial basis. **(MSC)** The contract will be re-evaluate in February 2010.
- ❖ Discussion of Annual Meeting Agenda. The board will work on this item through e-mail.
- ❖ Members' list & labels: chart included. A motion was made for the HOA office to use this chart for future labels. **(MSC)**

New Business

10:31 p.m.

- ❖ New HOA member's names and addresses.
- ❖ Screen door letter discussion TC will head this project.
- ❖ A motion was made to move the October meeting from the 15th to the 22nd 2009. A motion was made to move the December meeting to December 10, 2009 due to Holiday celebrations. **(MSC)**
- ❖ A motion was made to appointment N. Johnston as the Inspector of Elections at the HOA Annual Meeting. **(MSC)**
- ❖ Halloween community event. A motion was made for \$200, a spot in the Playmor Post, and flyers on mailboxes for the Halloween community event. **(MSC)**
- ❖ Copier bids. A motion was made to use Toshiba for \$154.88 per month for a 60 month lease. **(MSC)**

Adjourn to Executive Session

11:10 p.m.

Adjourn Meeting

12:09 p.m.

**This Month's Board Meeting was held on
Thursday, September 17, 2009 at 7:00 p.m.
Violation Hearings began at 6:30 p.m.
at the Off-site HOA Office- Located at 11417 West Bernardo Court Suite E**