

**Playmor Bernardo Homeowners  
Board of Directors  
Meeting Minutes  
February 25, 2010**

**Call to Order / Opening Remarks by the President** **6:35 p.m.**

**No violations**

**The board approved the meeting minutes for January 21, 2010** **6:35 p.m.**

**Executive Session disclosure January 21, 2010:** **6:35 p.m.**

The Board discussed a legal matter and employee items.

**Committee Reports** **6:36 p.m.**

- ❖ Landscape Committee: In process of pulling succulent plants from large areas and placing them in smaller areas throughout community. There are four areas of grass that need to be dethatched. LS to work with Manager on this item.

**Manager's Report** **6:38 p.m.**

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for January 2010 and approved them subject to review at year end by the auditor.
- ❖ The President, Treasurer and Manager will research transferring Reserve funds into interesting bearing accounts. This information will be brought back to the Board.
- ❖ Special Assessment Items
- ❖ Projects:
  1. Sub metering- **Project in process: TC to work with Manager on inventory worksheet and present to the Board at the March 18<sup>th</sup> meeting.**
  2. Garage doors- **Project in process: Assessment billed in March and April. Updated bids included. Board to vote on vendor next month.**
- ❖ Office construction project- **Project completed.**
- ❖ Maintenance items: Stairs, lights and gutters were discussed.
- ❖ Re-purposing of Landscapers
- ❖

**Break** **8:10 p.m.**

**Account Updates:**

1. Owner at 17xxx Fairlie Road.
2. Owner at 17xxx Ashburton Road.

❖ **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	xxx-xxx-xx-xx
•	A motion was made to have owner send an updated payment plan; the board will revisit at next month's meeting. <b>(MSC)</b>	
Owners	17xxx Fairlie Road	xxx-xxx-xx-xx

- A motion was made to send privilege loss letter and pre-lien if payment is not received by March 1, 2010. **(MSC)**

### **Owners Forum**

**8:33 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.

### **Owners Request**

**8:44 p.m.**

- ❖ Owner at 17xxx Fairlie Road wrote a request to the board regarding a late fee. The board approved the request. **(MSC)**
- ❖ Tenant at 17xxx Ashburton wrote a request to the board regarding reimbursement for vehicle damage. The board approved the request. **(MSC)**

### **Unfinished Business**

**8:46 p.m.**

- ❖ Office open house: Moved to the April agenda.
- ❖ Patio wall bids: Information only.
- ❖ Tree bids: A motion was made to use Payless Tree Service. **(MSC)**
- ❖ Screen doors: TC to coordinate with office.
- ❖ AK Construction roof beams bid presented.
- ❖ Garan's Chimney Evaluation: Moved to Executive Session.
- ❖ Lighting request near 17xxx Ashburton: Manager to purchase solar light.

### **New Business**

**9:55 p.m.**

- ❖ Security discussion: Information to be gathered by MB and presented at March Meeting.
- ❖ CAI- CLAC Information: Information only
- ❖ Condo Owner Insurance: Information only.
- ❖ 17xxx Ashburton garage floor issue: Manager to get bids to repair concrete and find source of water issue. This will be presented to the owner at the March meeting.
- ❖ March board meeting request to change to Wednesday, March 17. The Board decided to change date to Tuesday, March 30<sup>th</sup>.

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

**10:06 p.m.**