

**Playmor Bernardo Homeowners  
Board of Directors  
Meeting Minutes  
January 21, 2010**

**Call to Order / Opening Remarks by the President** 6:34 p.m.

**Violations:** 6:34 p.m.

**On December 23, 2009, at 7:15 a.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: "2 dogs 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)

**Owner appealing the following violations:** 6:38 p.m.

**On October 16, 2009, at 7:00 p.m., owners and/or tenants is/are accused of violating the Rules & Regulations: "Loud music playing on October 16. Also blocks garage on numerous occasions."**

**Violation:** 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 October 24, 2009, at 3:00 p.m., owners and/or tenants is/are accused of violating the Rules & Regulations: "Loud music playing."**

**Violation:** 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)

**The board approved the meeting minutes for December 10, 2009 (MSC)** 6:52 p.m.

**Executive Session disclosure from December 10, 2009:** 6:52 p.m.

The Board discussed a legal matter and employee items.

**Owners Forum** 6:53 p.m.

Owners may address the board – 2 minutes for each homeowner – collectively 30 minutes maximum. Two owners addressed board.

**Committee Reports** 7:03 p.m.

- ❖ Landscape Committee: Nothing new to report.

**Manager's Report** 7:04 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for November 2009 and December 2009 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items  
Sub metering- **Project in process**. This item will be presented to the board with more detailed information and beginning steps charted out according to the first phase of building and unit assessments by April 15, 2010.
- ❖ Projects:
  1. Office construction project- **Project almost complete**.

- 2. Garage doors- **Project in process:** Bid spec approved by Board sent out to vendors for bidding. Assessment will be billed in March and April 2010.
- 3. Pool drain- **Project completed.**
- 4. Pool Deck-O-Seal- **Project completed.** E-mail request for board's review.  
A motion was made not to approve request. **(MSC)**
- ❖ Maintenance items: In February, the maintenance staff will be reassigned to work on decks for the buildings that are scheduled to be painted this fiscal year.

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

**Account Updates:** **8:15 p.m.**

- 1. Owner at 17xxx Fairlie Road followed through with a large payment.
- 2. Owner at 17xxx Fairlie Road. A motion was made to add late fees immediately and pre-lien if payment plan is not honored by January 29, 2010. **(MSC)**

❖ **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	273-840-xx-xx <b>(MSC)</b>

**Owners Request** **8:15 p.m.**

- ❖ Owners at 17xxx Fairlie Road submitted an architectural change request form. The board approved the request. **(MSC)**
- ❖ Owner at 17xxx Ashburton Road has inquired about window treatments. The Board directed the office staff to send letters to residents who do not have "neutral window treatments" after this month's walk- thru.
- ❖ Residents at 17xxx Fairlie Road submitted an architectural change request form. The Board approved the request for a satellite dish to be installed on a free standing tri-pod **only** and for there to be one penetration point for the cable's entry into the house. **(MSC)**

**Unfinished Business** **8:24 p.m.**

- ❖ Patio walls: The board directed the manager to get 3 bids per option to be presented at the February 25, 2010 meeting.
- ❖ Roof beam clarification of scope: A motion was made to have AK Construction give a bid to assess the roof beams on buildings to be painted. **(MSC)**
- ❖ Painting: Discussion of new bids for painting this year.
- ❖ Tree trimming: A walk-thru with multiple board members is scheduled for January 25, 2010.

**New Business** **9:36 p.m.**

- ❖ SDG&E Smart Meters: Information only.
- ❖ A&K retainer information & collection fees: Information only.
- ❖ Reserve study discussion: Maintenance items were discussed.
- ❖ Open Board Member items

**Adjourn to Executive Session** **10:08 p.m.**

**Adjourn Meeting** **10:30 p.m.**