

**Playmor Bernardo Homeowners
Board of Directors
Approved
Meeting Minutes
June 17, 2010**

**Call to Order / Opening Remarks by Linda Steverson
No Violations**

6:34 p.m.

**The Board approved the Meeting Minutes for May 20, 2010 as submitted
Executive Session disclosure May 20, 2010:**

Manager gave report on his observations.

Owners Forum

3 owners present

Committee Reports

- ❖ Landscape Committee: nothing new to report

Manager's Report

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for May, there were two questions the Manager will look into and report back to the Board
- ❖ Special Assessment Items/Projects:
 1. Sub metering- Information being gathered by the manager.
 2. Garage doors- Project in process. There are about 34 new doors installed

Architectural Request – The Board approved the request for a roll up blind on the balcony and patio, the blind must be tan or white.

Unfinished Business

- ❖ The Board approved the Managers recommendation for Gregory Villard to perform the yearend audit . **(MSC)**

New Business

- ❖ New HOA member's name and address.
- ❖ Screen Door Project - The Board approved sending out a letter with modifications to the owners of units with screen doors in need of repair. **(MSC)**
- ❖ Wood replacement - Motion to approve the PrimeCo wood Replacement Proposal **(MSC)**
- ❖ Utility reimbursement - Motion to approve paying tenant partial gas reimbursement **(MSC)** in addition the Board by Motion not to pay future utility bill resulting from plumbing leaks not caused by association activity. **(MSC)**
- ❖ Pest control responsibility - Motion to reimburse owner \$225.00**(MSC)** in addition the Maintenance Responsibility Matrix should be interpreted to mean (ants, fleas, etc.) to (ants, fleas, rodents, bees, etc.) **(MSC)**
- ❖ Assessment equality – No action taken

- ❖ Computer Costs – By Motion the Board approved the \$300 a year for off-site storage of computer data including e-mail service. **(MSC)**
- ❖ Candidates' for vacant Board Member position – The Board by Motion appointed Susan Joseph to the vacant position vacated by Mary Behrens.**(MSC)**
- ❖ Paint, stucco and driveway committee - **Tabled**

Adjourn to Executive Session
Adjourn Meeting

8:45 p.m.

Prepared by Ed Roth, PCAM, CACM

Linda Steverson, Secretary signature: _____ Date: _____