

**Playmor Bernardo Homeowners
Board of Directors
Meeting Minutes
March 30, 2010**

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

Violations: 6:35 p.m.

On December 25, 2009, at around 11:00 a.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: Dog was being walked by a child that cannot control it when it barks, growls and lunges at an approaching dog in common area.

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 January 1, 2010 from 11:00 a.m. to 1:00 p.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: Dog is continuously barking in the home on patio and front door.

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, page 6) Violation Found (MSC)

On January 9, 2010 from 11:30 a.m. to 12:30 p.m., Owners and/or Tenants is/are accused of violating the Rules & Regulations: Dog barking continuously inside the home, no one appeared to be home.

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, page 6) Violation Found (MSC)

- E-mail dated March 20, 2010 from violation complainant

The Board approved the Meeting Minutes for February 25, 2010 (MSC) 6:39 p.m.

Executive Session disclosure February 25, 2010: 6:39 p.m.

The Board discussed a legal matter and employee items.

Owners Forum 6:40 p.m.

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

- 17 owners present

Break 7:44 p.m.

Committee Reports 7:56 p.m.

- ❖ Landscape Committee

Manager's Report 7:56 p.m.

- ❖ Financials
- ❖ The Board of Directors reviewed the monthly reconciled bank statements for February 2010 and approved them subject to review at year end by the auditor.
- ❖ Special Assessment Items
- ❖ Projects: 1. Sub metering- **Project tabled until new manager is hired.**
2. Garage doors- **Assessment billed in April and May.**

Account Updates:

- 1. Owner 17xxx Fairlie Road: see below
- 2. Owner at 17xxx Ashburton Road: A&K recommendation included.
A motion was made to start foreclosure process if it is \$1,000.00 or less. **(MSC)**

❖ Board Votes needed this month Lien Letters thru Anderson & Kriger:

| <u>Name</u> | <u>Address</u> | <u>Assessor's Parcel</u> |
|-------------|--------------------|----------------------------|
| Owners | 17xxx Fairlie Road | xxx-xxx-xx-xx (MSC) |

❖ 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 pre-lien if \$800.00 is not received by April 7, 2010. (MSC) | | |
| Owners | 17xxx Fairlie Road | xxx-xxx-xx-xx (MSC) |
| Owner | 17xxx Ashburton Road | xxx-xxx-xx-xx (MSC) |
| A motion was made to send cable-cut letter also. (MSC) | | |
| Owner | 17xxx Fairlie Road | xxx-xxx-xx-xx (MSC) |

Owners Request

8:12 p.m.

- ❖ Owners at 17xxx Ashburton wrote a request to the Board regarding the garage door special assessment payment. The board approved the payment plan request. **(MSC)**
- ❖ Owners at 17xxx Fairlie wrote a request to the Board regarding the garage door special assessment payment. The board approved the payment plan request. **(MSC)**

Unfinished Business

8:17 p.m.

- ❖ Garage doors revised bids: vendors to be visited a final time for a lower place.
- ❖ 17xxx Ashburton garage floor issue: Awaiting 3rd bid for this item. Work to be completed after vendor is chosen.
- ❖ Wall discussion for correction of worst walls: A motion was made to ask one vendor to match another and move forward with this item. **(MSC)**

New Business

8:42 p.m.

- ❖ 2011 Budget Discussion: Budget meeting will be held on Monday, April 19th.
- ❖ Reserve Study update: information only
- ❖ Mailbox project: more vendor bids needed for this project.
- ❖ Community wall information for budget packet: tabled until new manager is hired.
- ❖ Community 2nd annual PBHOA garage sale to be held on Saturday, April 24th & 3rd annual "spring haul away days" will be held from Wednesday, May 13th thru 16th. **(MSC)**
- ❖ A motion was made to put Ava Stralla as signature on all Playmor bank accounts. **(MSC)**

**Adjourn to Executive Session
Adjourn Meeting**

9:29 p.m.