

**Playmor Bernardo Homeowners
Board of Directors
Approved
Meeting Minutes
April 21, 2011**

Call to Order / Opening Remarks by Todd Clark

6:33 p.m.

One parking violation: The Board asked that a warning letter be sent to the unit, because protocol had not been followed.

The Board approved the Meeting Minutes for March 17, 2011 as amended.

Executive Session disclosure March 17, 2011:

Review of violation, budget and personnel, owner complaint

Owners Forum: One owner attended the meeting

Committee Reports

Landscape: No report

Owner Request

Urmas Aavelaid request: The Board reviewed the 54 page document submitted and drafted a response that included some reimbursement for water damage and plumbing repair.

❖ **Manager's Report**

❖ Financials The financials for March 2011 were accepted.

❖ The Board of Directors reviewed the monthly reconciled bank statements for March

❖ **Fire on Fairlie:** The manager updated the board on progress, demolition has started and the adjusters are working together to determine who pays for what.

❖ **Update on Loan/next steps:** The loan has been funded and the association will start to get proposals for work to be done. A flyer will be made and posted asking for volunteers for recommendation for the upgrade of the community. Recommendations are needed for paint colors, shingle replacement and mailbox locations.

Projects:

❖ **Garage doors:** Project in process. There are two doors that still have not been changed.

Architectural Requests: None

Unfinished Business

❖ **Spring haul-away dates:** June 2- June 6 will be the dates for the dumpster

New Business

- ❖ New HOA member's name and address:
- ❖ Paint colors for building and doors: The board looked at the samples and agreeded wo put out a flyer asking for volunteers to help pick colors , and shingle replacement.

- ❖ Budget: Tabled for May meeting
- ❖ Garage doors: Need to be cleaned.
- ❖ Mailboxes: Tabled for May meeting

- ❖ Attorney letter regarding insurance claims: The board reviewed the letter from the attorney and will make something to distribute for the owner advising them how the deductible is handled when there is an insurance claim.
- ❖ Manager Community Walk-around: It was recommended that the manager do a quarterly walk through to eliminate violations on residents units.

- ❖ Wood replacement/Garage/Fascia: this is part of the upgrade project.

- ❖ Freeway Wall: When the wall needs paint it should be painted to match, or totally painted.
- ❖ Curbs: Tabled

- ❖ Email/website: The president will work with the manager on this project.

Adjourn to Executive Session
Adjourn Meeting

8:15 p.m.

Ava Stralla, Secretary

