

Fairways @ COUNTRY CLUB VISTA HOA
BOARD OF DIRECTORS MEETING MINUTES
Monday, August 10, 2009

Board of Directors Present: Cesar Zepeda, Greg Schultz, Li Ma, Diane Von Behren, Ebony Jacobs
Management Present: Caroline McCormick, CCAM, CMCA from Association Communications, Inc., Homeowner Association Management.
Homeowners Present: 8 homeowners attended

CALL TO ORDER

President Cesar Zepeda called the meeting to order at 7:30 pm, at Round Table Pizza, Richmond, CA.

HOMEOWNERS' CONCERNS

New Residents (All were sent welcome packages):
Tan/Xia Family 1096 Farmstead

Rapid Return Parking & Towing:
Patrol Company reports that the tows are now down to about 3 per month

Alice Loo requested that you look into monthly street sweeping.

Management had a locking display box mounted at the park.

It is reported that a silver Buick on Heritage needs to be towed.
It is reported that there are two old couches at 1132-36 Arrowhead.

It is reported that the upper window trim is falling off at 1085 Heritage.

Management is asked to repair the fence at the tot lot bordering 1080-84 Heritage.

COMMITTEE REPORTS

The lighting volunteer to report ballast issues to management for repair. Management delivered address light bulbs to Ebony Jacobs who will follow up with the lighting volunteer.

Two residents volunteer to monitor parking within the community.
One resident volunteers to welcome new residents. One resident offers to photograph the community for the website.

APPROVAL OF THE MINUTES

A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the Board of Directors meeting minutes of June 2009, as written.

TREASURER'S REPORT

As of July 31, 2009, The HOA has \$7,279 in operations, \$121,572, in reserves, and \$27,347, in receivables. Fairways is \$5,000 under budget for the year. There are 23 accounts in collections with Pro Solutions. Management to determine why \$123.60 for late fees billed to the HOA last fall due to a First Bank error were credited back in that amount. **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the Treasurer's Report and forward all accounts to collection in compliance with the lien and foreclosure policy of the HOA: 037, 066, 065, 082, and foreclose on 1100 Farmstead and 1008 Redhawk.**

UNFINISHED BUSINESS

- 12-07-1: SCS Bond Release/Tot Lot Dedication – Management to advise the bonding company that the improvements have not been completed and access the funds. Pending. OPEN ITEM.
- 4-08-3: Iron Fence Painting – Management coordinating painting June 1 or after with Spectrum Painting for \$4,120 and advise the membership. OPEN ITEM.
- 4-09-4: Annual Meeting – Just prior to call to order, the reconvened annual meeting did not reach quorum after three mailings the Board decides to try again next year. OPEN ITEM.
- 6-09-1: Insurance Renewal – The Insurance renewed. Please find the disclosure enclosed. Cost was \$6,100. CLOSED ITEM.
- 6-09-3: Parking Enforcement – OPEN ITEM.

NEW BUSINESS

- 8-09-1: Tot Lot Gates – Preliminary estimates from Morgan Iron is \$2,000 per gate. Management to obtain firm quotes with the emphasis on keeping children/pets in rather than lock out trespassers. OPEN ITEM.
- 8-09-2: Poop Station – **A motion is made and duly seconded and it is, therefore, unanimously resolved to install a 2nd dog station near 1008 Redhawk.** CLOSED ITEM.
- 8-09-3: Plant Upgrades – **A motion is made and duly seconded and it is, therefore, unanimously resolved to accept the proposal from D&H to upgrade the irrigation for areas c and d on the map including upgrading the plant material.** Management to obtain the plant upgrade quote for Board review. OPEN ITEM.

8-09-4: CCV Picnic Invite – The HOA has been invited to participate in the CCV Picnic. Sunday August 30, 2009 at a cost of \$21 per person. The Board approves the expense. CLOSED ITEM.

ACTION ITEMS

Next Agenda: 2010 Budget (include budget for good neighbor fences) and increased insurance cost.

Meeting Schedule: 2nd Monday of the even months

7 PM Round Table

October 12 – Budget Meeting

December 14 -

ADJOURNMENT

A motion is made, duly seconded, and unanimously carried, and it is, therefore, resolved to adjourn the meeting at 9:00 PM.

Respectfully submitted,

Diane Von Behren, Secretary for
Fairways @ Country Club Vista Homeowners Association