

**Casa Blanca Homeowners Association**  
**Board of Directors Meeting**  
**January 19, 2010**

**I. CALL TO ORDER:**

President Gail Christiansen called the meeting to order at 10 a.m. at US Bank.

**II. ROLL CALL OF DIRECTORS:**

Board members present were Gail Christiansen, Lindsay Griffith, Jim Laraby, and Dorothy Saulnier and Jerry Winer. Also present was Patrick Belous of Whitestar Management. Approximately 6 homeowners were present.

**III. PAINTING:**

Management brought Tim Hoss from Vista Paints in to the meeting to discuss the services that he can provide. Tim presented the Paint Specs to the board and homeowners present and discussed the importance of having complete paint specs. He pointed out that the paint specs are what the painting contractors use to bid the job. Having paint specs allows the contractors to bid on the same exact specs so all contractor are bidding on the same things. This also allows the association to control the contractors and the progress of the job. If the contractor forgets to paint something or says it wasn't in the contract, the association can refer back to the specs and hold the contractor to the contract.

Tim also discussed paint quality and the importance of volume solids and 100% acrylic base in the paint. The higher the volume solids the longer the paint will last. The 100% acrylic base is important because it provides flexibility in the paint. Vista paint has 39.6% volume solids on the Acribond 3000 paint which is what is recommended for Casablanca.

**IV. OPEN FORUM:**

Jim Laraby noted that the pedestrian gates need to be fixed. They are not locking correctly and the key does not work on one side of the lock.

A concern was brought forward about the tennis court drain being flooded after the rain. Syd Sonneborn noted that he can see the drain from his house and that it is being cleaned more often and better than it ever has been before. It was also pointed out that the drain of concern is located in the flood basin/water retention basin which serves the entire community.

Jerry Winer brought up the census tracking forms and suggested that the forms be filled out by all residents to avoid the census takers spending a lot of time walking around Casablanca.

A suggestion was made that the association should consider painting the perimeter wall and that the pool cabana areas should probably be converted to alumawood which would save on maintenance over the long term.

**V. MINUTES FROM PREVIOUS MEETING:**

Minutes were reviewed. The meeting date on page 2 is incorrect. The correct date is 1/19/2010. Jerry Winer made a motion to accept minutes as corrected. Dorothy Saulnier seconded the motion and the motion was unanimously approved.

**VI. COMMITTEE REPORTS:**

Treasurer Report – Lindsey gave the financial report for the month of December. She noted that total cash is approximately \$481,000 with \$408,000 in reserves. 3 CD's are due this month and the best rates she has found is 1.5%. Until the banks start lending more money, it is expected that rates will remain low. Item that still need to be paid for are the pool drains and roof cleaning, inspection and repairs. There are currently 6 delinquent accounts. The painting reserve has an approximate balance of \$210,000.

Communications Committee – Syd Sonneborn gave the communications committee report. He noted that there was discussion regarding the swimming pools and calcium deposits in the pools which is effecting the operation of the heat exchangers. It was also noted that planning needs to start now for the color schemes that will be suggested for painting of the exterior of the units. At the next communications meeting, a representative for the gas shut off valves will be present. At the meeting after the next meeting a nutritionist will be present.

Landscape Committee – Howard gave the landscape committee report. There are no landscape problems to report. The citrus trees throughout the complex have ripening fruit and need to be picked. They belong to everyone so please pick the fruit and enjoy.

Architectural Committee – Scott and Rochelle brought up the procedures for the architectural requests. They would like to give the forms out and talk to the homeowners. Management should give the homeowners to Scott and Rochelle and they will give the forms out and help the homeowners, and collect the fee.

**VII. FINANCIAL STATEMENTS:**

Financial statements were reviewed. Jerry Winer made motion to approve financials. The motion was seconded by Jim Laraby and was passed unanimously.

**VIII. MANAGEMENT REPORT:**

Management reviewed the management report. Management discussed the gates on the pool equipment room and the need to have locks installed so homeowners cannot make adjustments to the temperatures or fiddle with the pool equipment. Annual Homeowner meeting is scheduled for March 13<sup>th</sup> at 10:00 AM at the Hope Lutheran Church on Portola.

The lock proposal was reviewed and Jerry Winer made a motion to approve the installation of locks on the pool equipment room gates for a cost of \$865.00. Dorothy Saulnier seconded the motion and the motion was approved unanimously.

**IX. LANDSCAPE PROJECT:**

Four (4) bids for the grass removal around the tennis courts were reviewed. It was noted that it seemed as though all bids were too high. A motion was made to table the landscape bids until next meeting in order to secure more bids. The motion was seconded and approved unanimously.

**X. ADJOURNMENT:**

The meeting was adjourned at 11:35 AM. Next meeting is scheduled for February 16, 2010 at 10:00 AM.