

**Casa Blanca Homeowners Association**  
**Board of Directors Meeting**  
**February 16, 2009**

**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, Lindsey Griffith, Jim Laraby, and Dorothy Saulnier and Jerry Winer. Also present was Patrick Belous of Whitestar Management. Approximately 6 homeowners were present.

**III. OPEN FORUM:**

Syd Sonneborn recapped an emergency preparedness meeting he attended at Marrakesh Country Club. He discussed the fact that Casablanca could purchase a radio that would be used in the event of an emergency such as an earthquake.

Jerry Winer discussed the pools and the fact that only pool 1 was working. Communication seems to be a problem.

Buzz Shreene commented on the Grass looking green and he is happy with the way the landscaping is looking in general.

Rochelle discussed that pool 1 was not hot, spa 2 doesn't look good and why wasn't it cleaned when the water was drained.

Fred discussed the decking around pool 2 needs attention and doesn't seem to be any better after last years fix.

Joe has concern that there are so many drains in spa 1 that stick up which could be a problem for some people.

Chris said that the bottom of spa 2 is rough and has black spot that snag bathing suits.

**IV. MINUTES FROM PREVIOUS MEETING:**

Minutes were reviewed. Dorothy Saulnier made a motion to approve the minutes as written. Lindsey seconded the motion and the motion passed unanimously.

**V. COMMITTEE REPORTS:**

Treasurer Report – Lindsey gave the financial report for the month of January. She noted that there is \$420,000 in reserves, approximately 97,000 in the roof reserve, 200,000 in the painting reserve. She rolled a CD at La Jolla Bank for 1 year at a rate of 1.75%. Also rolled another CD at Desert Commercial for 6 months at rate of 1.33%. She and Gail will be moving the Wells Fargo

accounts to Pacific Western Bank since Wells Fargo has been unable to get the address and management company information correct.

Communications Committee – Syd Sonneborn gave the communications committee report. The communication meeting had Randal's plumbing out to discuss the gas shut off valves that could be installed on all the units and the pools to prevent fire in the event of an earthquake. The cost individually is \$375.00 however if the majority of the units are done it would be \$275.00 and if all the units were done there would be an additional 10% discount.

Landscape Committee – Howard gave the landscape committee report. The grass looks good. The weeds in the grass have been sprayed. The blowing, mowing, and edging has been good. A reminder was given to all owners with pets. Please pick up after your pets. There has been some pets that have not been cleaned up after.

Architectural Committee – there was no architectural report this month.

**VI. FINANCIAL STATEMENTS:**

Receivables were reviewed. There was question as to when the check would be received from account cb-021. Patrick at Whitestar Management indicated that the owner promised they would send the check and that he would contact the owner via email to follow up.

**VII. 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.

**VIII. LANDSCAPE PROJECT:**

Gail discussed the landscaping bids that were revised to exclude the DG and Rock which the association would purchase and have delivered. The bids contain the labor to install the DG and Rock. She noted that Kirkpatrick was within \$100 of the other reasonable bid and that it would be preferable to have Kirkpatrick install the landscaping. After a brief discussion, Jerry Winer made a motion to approve the bid from Kirkpatrick. Lindsey seconded the motion and the motion was approved unanimously.

**IX. ARCHITECTURAL APPLICATION:**

Evelyn Ferrier submitted an architectural application. She would like to have board approval since she is on the architectural committee. She doesn't want to be a signer on the approval since she is on the committee. A motion was made to approve her application. The motion was seconded and approved unanimously.

X. **ADJOURNMENT:**

The meeting was adjourned at 11:55 AM.