

Casa Blanca Homeowners Association
Board of Directors Meeting
April 20, 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, Lindsey Griffith, Dorothy Saulnier, and Jerry Winer. Also present was Patrick Belous of Whitestar Management. Approximately 12 homeowners were present.

III. OPEN FORUM:

It was noted that homeowners were cleaning their patios, putting the debris in bags, then placing the bags in the street. A homeowner expressed concern over the fire hydrants and who checks them. There was another question regarding the Association's insurance policy and if it contains a Good Samaritan clause. It was also noted that the bait station near the Saulnier's residence was no longer staked to the ground. Generally, the homeowners had no problems to address.

IV. MINUTES FROM PREVIOUS MEETING:

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

V. TREASURER'S REPORT:

Treasurer Report – Lindsey Griffith gave the financial report for the month of March. She noted that there is no reconciliation in the March financials. She also was concerned that the Accounts Receivable still contained units that had already been foreclosed. She said the reserves and the CD's looked ok.

VI. COMMITTEE REPORTS:

Communications Committee – Syd Sonneborn gave the Communications Committee report. He noted that they are trying to start a neighborhood watch program. He reported that the meeting was mostly positive. Trash cans were not being picked up at pools. He also noted that the newsletter will be printed and brought to the communications meeting for distribution.

Landscape Committee – Howard Butzer gave the Landscape Committee report. Overall grounds look good. There are some brown spots which will not come back until the Bermuda comes in.

VII. ROOFING REPAIRS:

The roofing repair contract was discussed. The report given by Al Miller Roofing did not contain addresses as they related to the pictures. Therefore a motion was made by Jerry Winer to table the discussion until the addresses could be matched to the pictures. The motion was seconded and passed unanimously.

Gail Christiansen questioned the roofing repair invoice # 21983. The invoice said that the holes were made by another trade. She requested that the homeowner pay for the repair, not the Association, in the future.

VIII. POOLS:

A discussion was held regarding the pools. It was suggested that the reports should be reviewed and problems should be prioritized. It was also suggested that the Stings should be reprogrammed with the commercial programming that is now available. Gail Christiansen reported that she spoke with Ernie Gallardo, a contractor, and they thought it best not to replace anything until it is broken. A motion was made to continue the discussion at a later date. The motion was seconded and passed unanimously.

Pool decking proposals were reviewed. Jerry Winer suggested working on the equipment and landscape around pool 4 prior to doing the decking at pool 4. Gail Christiansen said the decking would not be done until the summer time. Lindsey Griffith made a motion to approve All Valley Deckworks. Dorothy Saulnier seconded the motion. The motion was approved by Gail Christiansen, Lindsey Griffith, and Dorothy Saulnier. Jerry Winer opposed the motion.

It was noted that pool 4 landscaping needs to be re-graded to make sure that the water does not continue to pool on the decking at pool 4. The discussion was tabled as the proposal did not include grading.

Solar was discussed and determined that much more information is needed.

Pool Cover proposals were discussed. Gail Christiansen brought up a proposal from 2008 from Atlas Awning and asked management why the new proposal from Atlas Awning is double the old proposal. Management pointed out that they were never made aware of any bid being supplied in 2008. Lindsey Griffith made a motion to table the discussion to a later date. The motion was seconded and passed unanimously.

IX. LANDSCAPE PROJECT:

A bid from Curb Creators was discussed. The bid was provided to the Association to install curbs around the flower beds to separate the grass from the flower beds. Jerry Winer made a motion to approve the bid from Curb Creators for \$2,300.00. Lindsey Griffith seconded the motion and the motion was approved unanimously.

X. EMERGENCY PREPAREDNESS:

Syd Sonneborn discussed the proposition to purchase the UHF Radio for communication during an emergency. The radio is \$500.00 and the monthly fee is \$15/month. Jerry Winer made a motion to have the radios researched more by Syd Sonneborn. The motion was seconded and passed unanimously.

Seismic shut-off valves were discussed. Gail Christiansen suggested that the existing valves that homeowners have put in would propose a liability to the Association. Jerry Winer would like to see other bids. It was suggested that the homeowners should provide their own valves and installation if they want to. Jerry Winer made a motion to table the discussion until next meeting. The motion was seconded and approved unanimously.

XI. CORRESPONDENCE:

Correspondence from Mathilde Kapuano was reviewed. It was a request that the Association replace the utility doors on her unit since the Association's sprinklers caused the damage. Gail Christiansen said the CC&R's are clear on this matter and that the Association will not pay for the replacement of the utility doors. There was some discussion regarding the sprinklers and the possible need to change them to stop this from happening. Gail Christiansen said the Association has been operating with these same sprinklers for 25 years without a problem so there is no need to change them.

Attest:
