

CASA BLANCA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 19, 2009

MINUTES

I. CALL TO ORDER:

President Gail Christiansen called the meeting to order at 10:00 A.M., in the Community Room at the US Bank located in Palm Desert.

II. ROLL CALL OF DIRECTORS:

Board Members present were Gail Christiansen, Lindsay Griffith, and Dorothy Saulnier. Absent were Jerry Winer and Jim Laraby. Also present were homeowners Robert Wimmer, George Saulnier, Sid Sonneborn, Vance Childers, Kathy Davidson, Bill Davidson, Scott McBride, Buzz Shreeve, Howard Butzer, and e-PropertyManagement.us members, Dan Galindo, Merrill Seroy and Stephanie Milette.

III. MINUTES OF PREVIOUS MEETING:

On a motion by Dorothy Saulnier, 2nd by Lindsay Griffith, the minutes of the meeting held on April 18, 2009 were approved unanimously.

IV. FINANCIAL STATEMENTS:

On a motion by Dorothy Saulnier, 2nd by Lindsay Griffith, the financial Statements as of April 2009 were unanimously accepted. . Delinquent accounts increased to \$11,000 and are a problem but are being monitored. Included in the delinquent accounts are 1 lien and 1 payment plan.

V. TREASURER REPORT:

The Treasurer's Report submitted by Lindsey Griffith summarized the balances in the various reserve and operating accounts. The association is currently at \$425,000.00 total reserve cash, the bottom line is about \$455,000 in total assets. CD's are being monitored and changes will be made as the accounts mature, there is \$63,000 due in July but rates are not at their best.

VI. COMMITTEE REPORT:

*Landscaping:*

- New company 'An Affair with Plants and Flowers' is doing a good job.
- Grass is browning in some areas and trees are shedding.
- Water pressure coming from the sprinklers is low. Julie has called the pump guy and the pressure is too low to pump the amount of water needed.
- It was noted that all landscaping issues are to be brought to the attention of e-PropertyManagement.us and not the landscaping workers.

*Communication:*

- Sid Sonneborn noted that the next meeting will be at Pool #4 and has asked that Dan Galindo be present.
- An Emergency Preparation Awareness Meeting is being planned with a tentative date of Saturday November 14, 2009 by Sid Sonneborn.
- It has been requested by the homeowners that printed copies of the newsletter be located in Pool #4 as well as Pool #1
- Sid Sonneborn has received good comments about the new landscaping company, however, the edging of sidewalks is questionable.

*Social:* No report

*Architectural:*

- Patio door at 41-702 Aventine was examined by Scott McBride and Bob Wimmer and they agree it was an improvement to the overall look of the space.
- Sid Sonneborn and Scott McBride discussed how they need a more complete list of homeowners from Dan Galindo.

**VII. MANAGEMENT REPORTS:**

*Violations:*

- Dan Galindo drives the property 1-3 times per week. Any violations seen will result in a notice letter that may be sent to the homeowner. All violation letters are in a similar format and quote the appropriate CC&R or bylaw being violated.

*Budget:*

- a reserve study needs to be done this year and proposals will be obtained by Dan.

*Skylights:*

- Skylights needing repair will be reviewed and scheduled with Al Miller roofing

**VIII. OLD BUSINESS:**

*Well Pump:*

- It was noted that water pressure is down. Remedies are being looked into to get the pressure to where it needs to be. Board asked Dan for proposals and costs. Pump tabled until next meeting.

*Roof Maintenance:*

- The replacement of 4 roofs at the last meeting was approved but the maintenance contract was rejected.

*Spa Repair:*

- Tabled until next meeting.

**IX. NEW BUSINESS:**

*Collection Policy:*

- On a motion by Lindsay Griffith, 2<sup>nd</sup> by Dorothy Sauliner, the Collection Policy was changed to show the new management companies address and was approved unanimously

*Wrought Iron Fence:*

- One bid was submitted to the board for the repair of enclosure and gates around all four pools with the proposed to cost \$4300.00. Gail Christiansen suggested, a second or even third bid will need to be presented. Tabled until next meeting.

*Lighting:*

- The lighting on the outside Hovley wall has been fixed.

**X. HOMEOWNER FORUM:**

There were 9 homeowners present. One homeowner noted that street light #22 was not working.

-George Saulnier commented that ants were coming out all over. Western Exterminators will be called to determine a course of action.

-Scott McBride noted that the tennis court drains are not draining properly. Dan Galindo is aware of the situation and working towards a solution to keep the debris out of the drains.

-It was discussed that all reports of violations cannot be anonymous. The accused has a legal right to know who the accuser is, and all violations sent in as anonymous cannot be enforced by the management company.

**XI. ADJOURNMENT:**

The meeting was adjourned at 10:47 A.M by Gail Christiansen. Next meeting scheduled for June 16, 2009 at 10:00 A.M.

Attachments were included; they were submitted by two homeowners individually.

CASA BLANCA  
MEETING 5.19.2009  
SIGN IN

ROBERT WIMMER

GEORGE SAULNIER

SYD SOWEBORN

VAUVE CHILDERS

BILL DAVIDSON

Scott McBride

Buzz Heere

HOWARD BUTZER

*Raw*

Landscape HOA Board Report, Tuesday, May 19, 2009

Our landscape company has been here for one and a half months and they are doing a good job. The men are hard-working and the owner of the company is here continually.

They have removed some old and unsightly shrubbery and one tree that was pushed over by the recent wind and was leaning close to a driveway. They found that it could not be saved.

They have finished the west gate ground cover by pool # 4. The reason the pile of ground cover material was there for so long was because our landscaper was waiting for the original material to settle completely before adding to it.

They continue to work on irrigation problems.

We are aware of the brown grass patches throughout the complex. The rye grass dies in the summer heat; however, this year the heat has arrived very early and, in some cases, the Bermuda grass has not had a chance to take over yet.

The palm trees are scheduled to be trimmed the week of June 15th.

Certain trees in the complex shed this time of year and can be terribly messy on walkways and on patios. It would be wonderful if we could keep this from happening, but we can't. We just have to bear with it, until this annual shedding process is over.

Just to remind homeowners that if you have a landscape problem, contact Management at 1-888-893-3776.

Please do not instruct, argue or yell at our new landscaper or her workers. They are doing the job we contracted them to do. If you have a problem, please call Management.

Respectfully submitted,

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Howard Butzer, Landscape Committee

## **Casablanca HOA Communications Meeting 5/12/09**

The Communications Committee met at pool #1 and the meeting was called to order by Syd Sonneborn at 10:02 AM.

Syd announced that since the new landscapers are mowing on Thursdays, instead of Tuesdays, we can rotate the monthly meetings back and forth from pool #1 to pool#4.

Syd will also contact Dan Galindo, our new Association Manager and see if it is possible for him to attend next month's meeting on June 9, to introduce him to members that don't normally attend the Board meetings. Syd will also start the process for us to get organized to have a follow-up Earthquake Drill in our community on or about November 14.

### **Owners' Forum:**

Items brought up were (1) making the printed copies of the Association News Letter available at pool #4 as well as Pool#1.

(2) There were good comments about the new landscapers but some displeasure with the lack of edging walks, drive ways and picking up the grass clippings and leaves from parking areas on the same day they were put out. Also, when is the dirt going to be picked up in front of pool #4?

(3) A SERIOUS PROBLEM! We have three confirmed reports of mail containing checks have been stolen from mail boxes on Navarre Ct. Two of the checks had been tried to be cashed at BOA and Canyon National Bank on the same day as stolen. Should a flyer be put out at all homes?

(4) Parking on drive ways was mentioned as a problem. Syd mentioned that these issues need to be phoned into management and that you cannot remain anonymous do to State law. But a letter can be sent out and possible fines be issued.

(5) Howard reported on the Landscaper and his progress in getting issues handled (fine tuning as to how we like things done). He feels he is getting a good positive response back from them.

Respectfully submitted by: Syd Sonneborn