

**CASA BLANCA ASSOCIATION
BOARD OF DIRECTORS MEETING
Downey Savings Conference Room
Palm Desert, CA
June 17, 2008**

I. CALL TO ORDER:

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

II. ROLL CALL OF DIRECTORS:

Board Members present were Gail Christiansen, Jim Laraby, Lindsey Griffith and Dorothy Saulnier. Absent was Jerry Winer. Also present was Dick Stephan of J. and W. Management Co. and 9 Homeowners.

III. HOMEOWNERS FORUM:

Homeowners commented on the following issues: procedures for Achr. Approval, and rats at a foreclosed unit

IV. FINANCIAL STATEMENTS:

On a motion by Lindsey Griffith, 2nd by Jim Laraby, the financial Statements as of May 31, 2008 were unanimously accepted.

V. TREASURER REPORT:

Lindsey Griffith reviewed and summarized the key balances on the financial statements. She reviewed the accounts receivables that include four large balance receivables.

VI. MANAGEMENT REPORT:

The property manager summarized the breakdown of service requests for the past month compared with the previous month. In the past month, there were 35 service requests, down from 68 the month before. 50% of the requests were for landscape issues. The manager reported that the landscape company has, at times, indicated that items had been addressed when they had not. This will be monitored.

VII. COMMITTEE REPORTS:

Social Committee: Al Caster reported that an event is scheduled for the last Sat. in August at the pool.

Architectural Committee: Bob Wimmer reported that there had been no new requests..

Landscape Committee: Howard Butzer reviewed the Landscape Report that was distributed to the Board. The report highlights the weed control program, statistics regarding the property i.e. acreage, trees etc., responsibilities of the homeowners re: patois. This report will be filed with the minutes.

Communication Committee: Syd Sonneborn reported that the committee meeting was held on June 6. Minutes of the meeting are posted on the HOA website. The minutes were distributed to the Board and will be filed with the minutes.

VIII. OLD BUSINESS:

The Board voted to accept the bid from Aladdin to cover the tennis courts with a new Cover. The bid of \$5143 was approved on a motion by Jim Laraby seconded by Dorothy Saulier.

Attorney retainer/ Re: Portofino; This issue was tabled.

IX. NEW BUSINESS:

The pool resurface project was tabled pending additional bids.

A bid from CS Security was approved to provide a 24 hour monitoring service at the gates to respond when the gates are left open for emergency or power outage events. This service will cost \$99/mo. with service calls billed on a time and material basis.

X. HOMEOWNER FORUM:

,No additional comments

XI. ADJOURNMENT:

The meeting was adjourned at 10:45 A.M. Next meeting scheduled for 10 A.M. on October 21, 2008.