

CASA BLANCA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 16, 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, Dorothy Saulnier and Jim Laraby. Absent Jerry Winer. Also present was e-PropertyManagement.us member, Dan Galindo.

III. MINUTES OF PREVIOUS MEETING:

On a motion by Jim Laraby, 2nd by Dorothy Saulnier, to accept the minutes of the meeting held on May 19, 2009 were approved with corrections unanimously.

IV. FINANCIAL STATEMENTS:

On a motion by Jim Laraby, 2nd by Dorothy Saulnier, the financial Statements as of May 2009 were unanimously accepted. Delinquent accounts are showing high. Dorothy ran totals and could not get them to work out. \$3100.00 is in the rod iron reserve and needs to be changed to the common area reserve. The total balance is \$471,000.00 shown on balance sheet.

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 \$431,000.00 total reserve cash, the bottom line is about \$471,000 in total assets. CD's are being monitored and changes will be made as the accounts mature, there is \$62,000 due in July. There is \$191,000.00 in painting reserves. 4 roofs will be repaired and come out of the roof reserve fund which has \$135,000.

VI. COMMITTEE REPORT:

Landscaping:

- Howard brought up the weed problem and the landscapers blowing debris onto homeowner's property and into garages. He has discussed this with the landscapers.
- Palm trees will finish being trimmed by Wednesday.
- Boulders were added to the inside flower beds and flowers will be planted soon.
- Irrigation is being worked on. Improvements have already been made.
- Citrus trees are being trimmed.

Communication:

-Sid Sonneborn discussed the June 9th committee meeting at pool #4. There was a good attendance with Dan Galindo speaking briefly to the homeowners.

Social: No report

Architectural: No report

VII. MANAGEMENT REPORTS:

Violations:

-Five violations were mailed out.

VIII. OLD BUSINESS:

Well Pump:

-Tabled

Wrought Iron:

- The H&H bid was rejected. Tabled to acquire more bids.

Reserve Study:

-Lindsey Griffith made the motion with a second from Jim Laraby to accept the Sonnenberg bid. Unanimously passed.

IX. NEW BUSINESS:

Pool & Spa:

Upgrades to meet new safety codes. The two bids were tabled for further research.

Insurance:

-The Farmers Insurance quote was discussed. Jim Laraby made the motion to accept the new quote, second by Lindsey Griffith, unanimously passed.

X. HOMEOWNER FORUM:

The subject came up about cars parking in driveways overnight and the need to send out violations. A question came up regarding Western Exterminator's bait traps and their servicing of these traps. The question of painting the exterior of the units was addressed with no plans to do so this year.

XI. ADJOURNMENT:

The meeting was adjourned at 11:07 A.M by Gail Christiansen. Next meeting is scheduled for the 3rd Tuesday of October at 10:00 A.M.

Board action was called to order by Gail Christiansen. A bid from Anbartoumian to replace the gate

enclosing the well pump and a new gate to enclose the gardeners area, it was approved by a motion from Jim Laraby and a second from Lindsey Griffith, unanimously accepted. A discussion with the Management company regarding possible Accounting errors and questions of accuracy were addressed. Meeting was adjourned by Gail Christiansen at 11:28 A.M.