

**CASA BLANCA ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Downey Savings Conference Room  
Palm Desert, CA  
October 21, 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, ~~Jim~~ Winer and Dorothy Saulnier. Also present was Dick Stephan of J. and W. Management Co. and 21 Homeowners.

III. HOMEOWNERS FORUM:

Homeowners commented as follows; landscaping looks good, rust on fence at pool 3 and power usage of the pool pumps and a possible solution.

IV. FINANCIAL STATEMENTS:

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

V. TREASURER REPORT:

Lindsey Griffith reviewed and summarized the various balances in the reserve account pointing out that there is \$402,000 in reserves..

VI. MANAGEMENT REPORT:

The property manager reported that there are new federal regulations addressing pool drains that may require an investment of \$3,000 to \$15,000 sometime in the future.

VII. COMMITTEE REPORTS:

Social Committee: Al Caster reported that a champagne brunch will be held on November 22.

Architectural Committee: Bob Wimmer reported that the only activity in recent months was the remodel at 42 762 Aventine Ct. a written report is filed with the minutes.

Landscape Committee: Howard Butzer reported that the over seeding has gone well. His written report is filed with the minutes.

Communication Committee: Syd Sonneborn reported that there will be a valley wide earthquake drill on November 13. He presented a written report to be filed with the minutes.

**VIII. OLD BUSINESS:**

The Board voted 5 to 0 to accept a new landscape contract from Greenview Landscaping..

Bids for resurfacing pools One and two were tabled pending an examination of another alternative that has been presented.

**IX. NEW BUSINESS:**

A bid to replace the pump for the tertiary water system was tabled pending additional input on the possibility of repairing the pump.

The following bids were approved by a vote of 5 to 0; \$9200 to trim the trees and \$1100 to install curbing in four flower beds at the front of the property..

**X. HOMEOWNER FORUM:**

There was considerable discussion regarding introduction of new homeowners into the community. No action was taken.

**XI. ADJOURNMENT:**

The meeting was adjourned at 11:15 A.M. Next meeting scheduled for 10 A.M. on November 18, 2008.

## **Casablanca Communications Committee Meeting Oct. 14, 2008**

The meeting was called to order by Syd Sonneborn at 10:00 AM, pool # 1 area. Approximately 16 homeowners were in attendance.

Syd announced the upcoming events associated with the "Great Southern California Shake Out Drill on November 13. The meeting was then turned over to the homeowners.

We still have problems with the shower in the pool # 3 area. It has not been corrected since the last Communications meeting. Gail indicated that temporary repairs will soon be made, but we need to look at other options for a permanent solution.

A homeowner has problems with the gardeners use of the weed wacker near her patio causing problems with a metal drain. Howard will look into it and see what can be done.

Howard reported for the Landscape Committee. Reseeding is complete and trimming of dead in trees & shrubs is under way. Dead plants will be removed and replacements put in.

Gail Christiansen met with a representative from our pest control company, Western Exterminator, to try to straighten out the problems with our Rat Control Traps. Hopefully they will now be baited properly. Gail also indicated that Villa Portofino has been foreclosed upon. There were not enough units sold to have the development turned over to an owners association. That means a new developer could come in and anything could eventually happen in the future.

The meeting was adjourned at 10:20 AM.

Respectfully submitted by: Syd Sonneborn, Communications Committee Chair

Landscape Committee HOA Board Report on October 21, 2008

The new rye grass seed has been planted and is growing nicely.

The annual flowers will be planted soon. The beds are being mulched and worked at this time.

We are trimming back those shrubs which were damaged by the hot summer sun and we will be replacing some which we lost.

Irrigation problems continue. We've recently had a couple of major problems: one back on the north wall behind Calle Bisque, and one on Hovley.

Again, we ask all homeowners to abide by the HOA Rules and Regulations and CC&Rs.

Please do NOT make any landscape changes in the common areas around your homes without first getting written approval from the Landscape Committee and Board of Directors.

Your patio is your responsibility. Everything else is common area and is the responsibility of the Homeowners Association.

Respectfully submitted,

Howard Butzer, Landscape Committee

Architectural Committee Report for HOA Board Meeting, 10-21-2008

There were several inquiries during the summer months, but none of those resulted in actual requests for architectural changes.

There was, however, one formal request by a new homeowner, Vicky Forswall, at 41762 Aventine Court to tear down an old overhead patio cover and rickety lattice work left by the previous owner, a real eyesore for some time now. This will be replaced by a new Alumawood patio cover.

Ms. Forswall submitted all the forms necessary, plus her check for \$100, made payable to the CasaBlanca HOA, and the Architectural Committee granted permission to begin the project as soon as possible. Once this has been completed, the AC will inspect the work and, if it has been done according to the plans, sign off on it.

Respectfully submitted,

Robert Wimmer, Architectural Committee