

CASA BLANCA ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Downey Savings Conference Room  
Palm Desert, CA  
November 18, 2008

DRAFT MINUTES

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 Christainsen, Jim Laraby, Jerry Winer, Lindsay Griffith and Dorothy Saulnier. Also present was Dick Stephan of J.and W. Management Co. and 17 Homeowners.

III. MINUTES OF PREVIOUS MEETING:

On a motion by Winer, 2nd by Laraby, the minutes of the meeting held on October 21, 2008 were approved unanimously.

IV. FINANCIAL STATEMENTS:

On a motion by Winer, 2nd by Saulnier, the financial Statements as of October 31, 2008 were unanimously accepted.

V. TREASURER REPORT:

Griffith reported that that the reserve fund was \$375,000 and that it would earn \$9,500 in interest this year..

VI. MANAGEMENT REPORT:

Stephan reported that three violations letters, two letters regarding tree removals and two towing notices had been placed on vehicles.

VII. HOMEOWNER FORUM:

Comments were generally positive regarding the property. All gates need to inspected for possible rust, a report of the findings will be sent to the manager.

VIII. COMMITTEE REPORTS:

LANDSCAPE: Howard Butzer reported the winter flowers were in, the curbing has been completed and the trees would be trimmed in December.

ARCHITECURAL: No applications this month

SOCIAL: Party set for November 22 at 11:30

COMMUNICATIONS: Syd Sonneborn submitted a written report on the Committee meeting.

IX. OLD BUSINESS:

The bid for the tertiary pump was tabled.

X. NEW BUSINESS:

The 2009 budget presented to the Board with no dues increase was approved 5 to 0.

A proposal to not provide coupon books or statements was approved. Homeowners will be encouraged to use the auto debit service through the management company.

XI. ADJOURNMENT:

The meeting was adjourned at 10:50 A.M. Next meeting scheduled for 10 A.M. on December 16, 2008.

Landscape Committee HOA Board Report for November 18, 2008

The annual flowers have been planted.

Entry beds have been completed and the curbing is finished.

We are still cleaning up some summer burn on shrubbery.

The tree trimming is scheduled for December. All carob trees and selected others deemed necessary by the arborist will be trimmed.

Reminding all homeowners that November 22nd weekend is the last time to clean your patio and get free debris pickup. Put your loose clippings in the parking areas and NO plastic bags, please!

Thanks to all for abiding by our homeowner regulations and CC&Rs concerning landscaping.

Please call Management for your landscape problems and concerns.

Respectfully submitted,

Howard Butzer, Landscape Committee Chair

## Casablanca Communications Committee Meeting 11/11/2008

The Communications Committee met at pool #1 at 10:00 AM. Approximately 18 homeowners attended.

Syd Sonneborn called the meeting to order and made announcements relating to the "Great Southern California Shake Out" earthquake drill that is scheduled for 10:00 AM on Thursday, 13 November.

Syd also polled the members present to see if they were interested in forming a "Welcoming Committee" to welcome new home owners into Casablanca. Seven people volunteered. Barbara Engle will be the committee's chair. Members are Bob Wimmer, Howard Butzer, Ruthie Meltzner, Rita Winer, Suzanne Schultz and Joan Shreeve.

Gail Christiansen, our President, explained that all homeowners entry codes have been changed. All owners should go to the kiosk and look up their new number. They have been changed by management because the list of homeowners had not been kept up to date going back for some time and they found unauthorized people and vendors had codes, reducing our security. Therefore, a redoing of the whole system was initiated.

Howard Butzer reported for the Landscape Committee that the green waste clean up dates are November 8 and 22. Concrete curbing will be installed at the four round plant beds at our entry way gates. Reseeding of grass and flower planting should be complete soon.

The pool #3 shower problems were addressed again and it appears that the board will address the problems and correct them once a plan of action is developed which should be soon.

Al Castner announced the Social, a Champagne Brunch to be held at pool #4 on November 22. Announcements will be going out soon.

Remodeling the entryway kiosk was addressed again by Jack Gerhardt. Gail asked if he could develop a plan for the remodeling and the board would consider it.

Respectfully submitted by: Syd Sonneborn