

CASA BLANCA ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 18, 2007

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, Jerry Winer, Lindsey Griffith and Jim Laraby. Absent, Dorothey Saulnier. Also present was David Gillespie of J. and W. Management Co.

III. MINUTES OF PREVIOUS MEETING:

On a motion by Jim Laraby, 2nd by Jerry Winer, the minutes of the meeting held on November 20, 2007 were approved.

IV. FINANCIAL STATEMENTS:

On a motion by Jim Laraby, 2nd by Jerry Winer, the financial Statements as of November 30, 2007 were unanimously accepted as presented.

V. TREASURER REPORT:

Lindsey Griffith reported some important information. Total Reserve Accounts represent just over \$ 352 thousand. Fund transfers have been made to keep each account under \$100 thousand and therefore federally insured. \$61784.05 from Wachovia Securities was deposited into Washington Mutual. The Downey Saving CD will mature on January 8, 2008. The current rates are attractive since rates are expected to fall in the future. The cash position of the association is strong. Lindsey also discussed the success of the attorneys working on collection. One significant delinquency has been reduced by a partial payment and has agreed to a payment plan. In total, last month there were 17 delinquent accounts compared to 11 this month. Also discussed was the ongoing work to restructure some reserve accounts. The association shows total assets of \$385156.17.

VI. MANAGERMENT REPORT:

No Report.

Jerry Winer discussed the meeting with SoCal Pump and Well Drilling, Inc. The maintenance of the recycled water system has been a problem in the past with frequent breakdowns and expensive repairs. The current system can be reconfigured to bypass the clayton valve which will result in increased water flow and less downtime and expense. With some changes and a back up pump, the association can avoid the disaster of a system breakdown that might take several days to repair and threaten much of the association's landscaping if it occurs during the heat of summer.

Action on this item has been tabled until the next board meeting.

VII. HOMEOWNER FORUM:

There were 13 homeowners. Feedback and comments included the following:

There was discussion about the gate at the northwest corner of the property. Plants or some form of landscaping was requested. This request was given to the landscape committee to investigate.

There was discussion about a homeowner with three dogs. No action taken at this time. The homeowner at 41-650 Colada Court reported that the cracks in their skylight had not yet been fixed. J & W Mgmt. to follow up. The homeowner at 41-536 Armanac Court reported a roof leak. J & W to follow up. There was also compliments given to the board and it was commented that, in general, the gardeners were doing a good job.

Howard Butzer discussed current plant trimming procedures. Question were also raised about the posting of meeting notices on the web site. These notices must be posted in prominent locations in Casa Blanca.

VIII. COMMITTEE REPORTS:

Landscape: Howard Butzer presented the committee report. The report covered the wind damage and clean up efforts after the recent storm. Also covered was an update on the status of tree trimming and plant replacement of dead shrubs. A copy of this report is attached.

Architectural: Robert Wimmer presented the report. The architectural request submitted by owners at 41533 Aventine for replacing windows had been approved and work will be completed in January. The owner at 1773 Aventine Court is doing major repair. A first request was denied. A second request was submitted to alter the entry door which was also turned down. This request was then altered and resubmitted to replace the entry door with a glass panel door with side panels to match. This request was forwarded to the board to consider any precedents being set by the approval of this request. A copy of this report is attached.

Social : No report.

Maintenance : Jim Laraby presented the report. As a result of the walk about on December 5, 2007, 13 recommendations were presented. A copy of the report is attached.

Communication : Sid Sonneborn reported progress on forming neighborhood watch and disaster preparedness committee. Thus far, there are 14 volunteers. Sid will act as liaison with the sheriff. Additional chapters on emergency measures are available in the web site as is the committee report.

IX. OLD BUSINESS:

On a motion from Jerry Winer, 2nd by Jim Laraby, the proposal from Greenview Landscape to clean all roofs and gutters was passed unanimously.

The 2008 proposed budget was discussed. The 2008 budget shows no increase in monthly assessments. All accounts that will increase next year will be covered by savings in other accounts. A motion was made by Jim Laraby to accept the proposed 2008 budget as presented. 2nd by Lindsey Griffith. The motion passed unanimously.

Gail Christainsen discussed the continuing struggle regarding Porto Fino. In the past, there were people in the City of Palm Desert that were helpful to the association. With turnover, it has been difficult to get continuing cooperation from the City. Discussion and suggestions centered on keeping pressure on Palm Desert, perhaps through ongoing contacts and even asking help from the city council.

X. NEW BUSINESS:

Sid Sonneborn has been working on a roster project as an outgrowth of the emergency preparedness program. A motion was made by Jim Laraby with 2nd by Lindsey Griffith for Sid to expand the project and build a comprehensive roster of all homeowners. The motion passed.

Gail Christainsen recommended bonus payments for the landscape employees (\$35 each) and their supervisor, John ~~XXXXXX~~ (\$50). In addition, \$250 was recommended for Dana Fike since he has been instrumental in saving the association money. A motion was made by Jim Laraby, 2nd by Jerry Winer to accept the recommendation. Motion carried.

The request of the Architectural Committee to review the architectural request for the door with glass panel (41533 Aventine Court) was tabled for study.

XI. ADJOURNMENT:

The meeting was adjourned at 11:15 A.M. Next meeting scheduled for January 15, 2008.