

CASA BLANCA ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Downey Savings Conference Room  
Palm Desert, CA  
December 16, 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 Christainsen, Jim Laraby, Jerry Winer and Lindsay Griffith. Dorothy Saulnier was unable to attend. Also present was Dick Stephan of J.and W. Management Co. and 15 Homeowners.

III. MINUTES OF PREVIOUS MEETING:

On a motion by Winer, 2nd by Laraby, the minutes of the meeting held on November 20, 2008 were approved unanimously.

IV. FINANCIAL STATEMENTS:

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

V. TREASURER REPORT:

Griffith reported that that the reserve fund was \$390,000 and that it would earn over\$20,000 in interest this year..

VI. MANAGEMENT REPORT:

Stephan reported that two violations letters, two letters regarding tree removal had been sent. He also reported on the new pool safety regulations that may require an investment for all HOA's.

VII. HOMEOWNER FORUM:

Concerns regarding the chemicals around the pool and lights were expressed.

VIII. COMMITTEE REPORTS:

LANDSCAPE: Howard Butzer reported that the tree trimming has been completed. He submitted a written report that is filed with the minutes.

ARCHITECURAL: No applications this month

SOCIAL: Party on November 22 was a success.

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

**IX. OLD BUSINESS:**

The bid for the tertiary pump was tabled.

**X. NEW BUSINESS:**

The proposal to spend \$474 for landscaping at pool 4 was approved.

The proposal to accept the bid for \$2,546 to clean the roofs for all units was approved.

The Board approved payment of bonuses for the gardeners and the handyman in the same amount as last year.

Letter from lot 59 was discussed and the manager was asked to let the homeowner know that trees will not be replaced and he needs to remove the vines and the Citrus tree he planted needs to be removed.

**XI. ADJOURNMENT:**

The meeting was adjourned at 10:50 A.M. Next meeting scheduled for 10 A.M. on January 20, 2009.

Landscape Committee Board Report on Tuesday, December 16, 2008

The four entry beds are finished with plants and new curbing.

The tree trimming will be finished this week, weather permitting.

Two eucalyptus trees are being removed just east of the tennis courts along Calle Bisque.

Also being removed is a large ficus tree which was originally planted to close to the condo, and one small dead pine tree just outside the wall on Hovley east of the east entrance.

Some grass re-seeding is being done where needed.

With Board approval, we will be re-landscaping the bare area outside the fence to pool # 4 at the west entrance.

Respectfully submitted,

Howard Butzer, Landscape committee chair

## **Communications Committee Meeting 12/09/08**

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

Syd started by making an announcement that he had purchased 100 triage tags to be put into our Emergency Supply kit. The tags will help to identify medical problems injured people have and to track the number as well as kinds of injuries. Plus, they will help track where people may be transferred to for further medical care. He also reviewed issues from last month to see what is being done. The Holiday lights will be put up by Dana Fike but he has been out of town and a bit behind on his repairs schedule. The street lights and walk way lights that are out are now in the process of being repaired. The shower at pool # 3 has been cleaned out and an eye will be kept on it to see if in the future, more needs to be done to maintain that area. Jack Gerhardt has not submitted any ideas to the board for renovating the entry way kiosk.

The homeowners' forum reveled that the Meltzner home has a problem with a roof drain that needs repair. Bob Wimmer thanked the budget committee for maintaining our assessment at the same level for 5 years. Howard Butzer reported that in these cool winter months, that the irrigation system is programmed to water just three days per week. Jack Gerhardt brought up questions about the tree trimming, cleaning up the inside of the utility room and a vine spreading into the shower area at pool #1. There is also an abandoned umbrella stand in the northeast corner of the pool area that probably should be removed.

The meeting was adjourned at 10:30 AM

Submitted by Syd Sonneborn, Chair, Communications Committee