

CASABLANCA OWNERS ASSOCIATION
Board of Directors Meeting Minutes
June 15, 2010 | 11:30am
US Bank | 72260 Hwy. 111, Palm Desert, CA 92260

Present: Gail Christiansen, President
Dorothy Saulnier, Vice President
Lindsey Griffith, Treasurer
Jim Laraby, Director

Absent: Jerry Winer, Secretary

Others Present: Jim Lewis, Desert Management
Rhonda Drews, Desert Management
Homeowner(s) – per sign in sheet

Call to Order: President, Gail Christiansen called the meeting to order at 11:30am.

Open Forum: The homeowners in attendance addressed various issues including brown spots in the grass and the pool overhangs. Jim Lewis and Rhonda Drews from Desert Management were then introduced.

Secretary Report: The Board reviewed the April 20, 2010 meeting minutes prepared by WhiteStar Management. The Board questioned the content and did not approve the Minutes, however Dorothy Saulnier made a motion to accept the Minutes with the noted corrections. Lindsey Griffith seconded the motion, all in favor, motion passed.

The Board reviewed the May 18, 2010 meeting minutes prepared by WhiteStar Management. Again, the Board questioned the content and did not approve the Minutes, however Dorothy Saulnier made a motion to accept the Minutes with the noted corrections. Jim Laraby seconded the motion, all in favor, motion passed.

Financial Report: The financial statements for May, 2010, prepared by WhiteStar Management were reviewed. Lindsey Griffith reported that there is approximately \$456,000 in reserves however the pool work has not yet been paid. Lindsey Griffith made a motion to accept the financials based on corrections to be made once the June financials are complete. Dorothy Saulnier seconded the motion, all in favor, motion passed.

The delinquency report was reviewed and a collection report from Guralnick and Gilliland was distributed.

The new Collection Policy was reviewed. Jim Laraby made a motion to approve the new

Collection Policy, with the noted correction. Lindsey Griffith seconded the motion, all in favor, motion passed.

Jim Laraby made a motion to approve the Authorization to Lien for APN #'s: 622-051-045 and 622-051-066. Lindsey Griffin seconded the motion, all in favor, motion passed.

The Agreement for Coachella Valley Collections was reviewed and Jim Laraby made a motion to accept the Agreement in an effort to attempt to collect from a previous homeowner. Lindsey Griffith seconded the motion, all in favor, motion passed.

Business Review/New Business:

Roofing Report – As the Board has not yet received the final corrected report, this matter was tabled until October. Management was requested to contact Al Miller Roofing in an attempt to obtain the corrected report.

Pool Landscaping – Due to the previous bids to re-landscape pool #4 not being thorough, Management was requested to obtain more information and/or additional bids.

Board meeting Schedule – The proposed Board meeting schedule was reviewed. The next meeting will be held on October 19, 2010 at 11:30am.

Management Report & Correspondence – The Management Report and correspondence was reviewed. The issue with Southwest Pump was explained.

Architectural Committee Report – Buzz Shreeve reviewed the approved projects.

Communications Committee Report – A recap of the Communications Committee Meeting was given and a copy of the June 8, 2010 meeting notes are attached hereto.

Syd Sonneborn proposed to purchase an emergency response radio for the Association providing the Association pay for the monthly repeater service. Jim Laraby made a motion to approve this proposal. Dorothy Saulnier seconded the motion, all in favor, motion passed.

Landscape Committee Report – Howard Butzer presented the Landscape Committee Report which is attached hereto.

He also reported that the owner of 41762 Aventine Court submitted a Landscape Application.

Open Forum: The homeowners in attendance addressed various issues including brown overgrown patios and the drainage issue at pool #4. Emergency Shut Off Valves were also discussed and Management was requested to send a questionnaire to all owners to determine if they would be interested in the Association purchasing the valves in bulk. Bulletin boards

for the exits were discussed and Gail Christiansen agreed to research this matter.

Adjourn:

There being no further business to discuss, the meeting was adjourned 12:15pm. The Board then convened into Executive Session to discuss potential litigation.

Attest:
