

Casa Blanca Homeowners Association
Board of Directors Meeting
October 20, 2009

I. CALL TO ORDER:

President Gail Christiansen called the meeting to order at 10a.m. at US Bank.

II. ROLL CALL OF DIRECTORS:

Board members present were Gail Christiansen, Lindsay Griffith, Jim Laraby, Jerry Winer, and Dorothy Saulnier. Also present was Patrick and Scott Smith property managers from Whitestar Management. Approximately 20 homeowners were present.

III. OPEN FORUM

Edmund Ordubegian expressed concern regarding proposed rule change. His concern is regarding the guest parking rule change which will negatively affect his renter in his home. He supports the rule change but would like to have his tenant grandfathered until the tenant moves out. If not the tenant will move out and this will directly affect Edmund financially.

IV. MINUTES FROM PREVIOUS MEETING:

One error in minutes was noted. Correction to reflect board action regarding the request for jumpy house which the board denied. A motion was made to accept the minutes as corrected. The motion was seconded and unanimously approved.

V. FINANCIAL STATEMENTS:

Financial statements were reviewed. Jerry Winer made motion to approve financials. The motion was seconded by Jim Laraby and was passed unanimously.

VI. COMMITTEE REPORTS:

Landscape Committee – Howard discussed landscape issues including the short cutting and reseeded which has begun. He made note that homeowners need to be patient as the landscapers are working on getting the watering cycles set at the correct times. He also noted that Annual Flowers will be planted the first week of November. In addition there is a new filter on the reclaimed water system which should significantly help the problem of valves stuck open.

Architectural Committee – It was noted that the committee will be getting a color pallet ready to review for the selection of color which will be used for the painting of all the units in the community. Painting will begin next year (2010). There was only one architectural request submitted which was for new windows.

VII. TREASURER REPORT:

Lindsey Griffith provided the treasure report. She noted that the reserves are in good shape and that the total assets of the community are \$498,000.00. She also noted that the community is an aging community and that the painting reserve will be used to paint the community next year. In addition, she transferred \$34,105.00 out of reserves to cover the cost of bringing the pools to VGB code and the reclaimed water system upgrades.

VIII. OLD BUSINESS:

Wrought Iron repair – management asked for four bids from four different repair companies and met with all four companies at Casablanca. Two bids were received. One from Advanced Painting and one from Ace of Trades. Both bids were reviewed. Based on the discussion of both bids it was noted that the bid from Ace of Trades was more detailed and less expensive. Jerry Winer made a motion to approve the bid from Ace of Trades for \$3,880.00. Lindsey Griffith seconded the motion and the motion was passed unanimously.

IX. HOMEOWNER FORUM:

It was noted that the chairs at the tennis court were broken and need to be replaced. Also, the screens at the tennis courts are old and in need of repair or replacement. It was also noted that some of the light posts are showing signs of rust at bottom.

X. ADJOURNMENT:

The meeting was adjourned at 11:20 AM. Next meeting is scheduled for November 17, 2009 at 10:00 AM.

ATTEST:

Gail Christiansen, President

Date

SECRETARY CERTIFICATION

I, _____, the Secretary of Casa Blanca Owners Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the Regular Meeting of the Board of Directors for Casa Blanca Owners Association held on September 15, 2009, as approved by the Directors in attendance of the meeting.

Signature

Date