

Casa Blanca Homeowners Association
Board of Directors Meeting
November 17, 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 Belous of Whitestar Management. Approximately 8 homeowners were present.

III. MINUTES FROM PREVIOUS MEETING:

Minutes were reviewed. Jerry Winer made a motion to accept minutes as submitted. Lindsey seconded the motion and the motion was unanimously approved.

IV. FINANCIAL STATEMENTS:

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

Accounts Receivable was reviewed. It was noted that account #'s 75 and 109 are delinquent and the notice of lien should be sent out. A motion was made to approve the placement of a lien on accounts 75 and 109. The motion was seconded and approved unanimously.

V. 2010 BUDGET:

The 2010 Budget was reviewed. It was noted that due to rising costs of electricity and water the dues need to be raised by \$5.00/month. Board members discussed the assessment increase and agreed that it was necessary to raise the dues assessment. They also noted that the dues assessments had not been raised in several years. Jerry Winer made a motion to approve the 2010 Budget as submitted. The motion was seconded by Jim Laraby and was passed unanimously.

VI. RULE CHANGE:

Upon final review of the rule changes and no comments from homeowners in attendance a motion was made by Jerry Winer to approve the rule changes as submitted. Dorothy Saulnier seconded the motion and the motion passed unanimously.

VII. TENNIS COURT WINDSCREENS:

Adequate bids have not been received for the replacement of the windscreens. The windscreens were table until the next meeting.

VIII. ROOF CLEANING:

Roof cleaning was discussed. It was noted that a professional company, Al Miller Roofing, should perform the service of cleaning and inspecting the roofs to help keep the roofs in good maintenance for longer life. The bid was received by Al Miller Roofing to perform the inspections for \$180.00 per building and replace broken tile for \$5.00 per tile. Jerry Winer made a motion to approve the bid from Al Miller Roofing. Lindsey Griffith seconded the motion and the motion was passed unanimously.

IX. COMMITTEE REPORTS:

Treasurer Report – Lindsey gave the financial report for the month of October. She noted that \$34,105.00 was withdrawn from the reserve fund. Approximately \$20,000 is for the pool repair and \$14,000 is for the reclaimed water pumping station rebuild. She also noted that there are 9 delinquent accounts, 2 of which are foreclosure and there is likely to be one more foreclosure very soon. On a positive note, Lindsay pointed out that the foreclosures have been selling so the association is collecting dues again for those units.

Landscape Committee – Howard gave the landscape committee report noting that the winter rye grass has come in nicely and the deficient areas will be reseeded. Some dead shrubs have been removed and the association will be replacing them. There are also three citrus trees and one Brazilian pepper tree that are scheduled to be removed due the prior landscape company's excessive trimming at the wrong time of year. He also reminded homeowners to contact management with requests in writing for removal or replacement of bushes or any other landscaping affecting the common area. Any homeowners that would like to convert to desertcape need to submit the drawings to management.

Architectural Committee – Scott gave the architectural committee report noting that no new applications had been received. He did note that one homeowner had installed a satellite dish without approval. After review of the unit it was determined that there was not an acceptable place to put the dish out of view and still receive a signal so the dish was taken down and the homeowner had to cancel their service.

Communications Committee – Syd Sonneborn gave the communications committee report. He noted that the annual Shakeout for earthquake preparedness has taken place and they are planning next year's annual shakeout. The annual shakeouts will be on the 3rd Thursday in October of each year. Landscaping received generally good comments with some sprinkler

concerns over high pressure. Syd pointed out that Jack Gerhardt would like smoking to be banned at the pools. A decision should be made by the board.

X. CORRESPONDENCE:

Correspondence was received from the Saulnier's. They requested that the tree between their driveway and their neighbor's driveway be removed do to allergies and the mess the tree makes. Gail noted that the board has decided that the association will not be removing any healthy trees.

XI. NEW BUSINESS:

Gail reported on the problems with Portofino to the north of Casablanca. She went to the city and was told that the city had made many mistakes but that there was nothing they could do. She then pulled a property profile on the property and found that there are now three different owners: Country Club developers, Temecula Valley Bank, and First Bank. She will be going back to the city to force the city to have these new owners clean up the property and stabilize the soil so Casablanca is not a negatively affected.

XII. 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 November 17, 2009, as approved by the Directors in attendance of the meeting.

Signature

Date