

Casa Blanca Homeowners Association
Board of Directors Meeting
December 15, 2009

I. CALL TO ORDER:

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

II. ROLL CALL OF DIRECTORS:

Board members present were Gail Christiansen, Lindsay Griffith, Jim Laraby, and Dorothy Saulnier. Also present was Patrick Belous of Whitestar Management. Approximately 5 homeowners were present.

III. OPEN FORUM:

Evelyn Ferrier noted that her mail box had fallen off of the post and that an irrigation pipe was broken in the common area next to her home. Management responded that both would be fixed immediately.

Ruth Meltzner noted that the new plants in her planter box appeared to not be getting water. Management responded that the landscapers would be out to check it and that the water had been turned off due to the rain.

IV. MINUTES FROM PREVIOUS MEETING:

Minutes were reviewed. Dorothy Saulnier made a motion to accept minutes as submitted. Jim Laraby seconded the motion and the motion was unanimously approved.

V. COMMITTEE REPORTS:

Communications Committee – Syd Sonneborn gave the communications committee report. He noted that there were generally good comments about Kirkpatrick's performance. It was also noted that if homeowners wish to replace the entire foundation plantings around their homes and pay for it themselves, after getting approval from the Landscape Committee, the association will pay for the removal of the old plants. It was noted that there has been grass growing in the seams of the sidewalks and that Kirkpatrick will be using weed control to get rid of it.

Treasurer Report – Lindsey gave the financial report for the month of November. She noted that money had been withdrawn from reserves to pay for the pool, pumps, and wrought iron. This left the reserves at approximately \$412,000. The tree trimming still needed to be paid for.

Landscape Committee – Howard gave the landscape committee report. Some projects are being worked on and if people would like to replace the foundation plants around their homes and pay for it themselves, they may do so only after they have submitted their plans and have received approval. Tree trimming started December 9th and a couple of trees were being removed.

I. FINANCIAL STATEMENTS:

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

Accounts Receivable was reviewed. The board directed management to send a letter to #109 requesting payment and explaining that the association would pursue small claims court if no payment is received.

II. RESOLUTION OF THE BOARD OF DIRECTORS:

The resolution to bring the collection policy current with the CC&Rs was reviewed. Dorothy Saulnier made a motion to approve the resolution as written. Jim Laraby seconded the motion and the motion was approved unanimously.

III. MANAGEMENT REPORT:

Management gave the management report which included the details on the windscreens for the tennis court. It was noted that California Court Builders provides a 5 year warranty on the windscreen and the installation of the windscreen. It was also noted that a windscreen installed completely around the court gives a consistent background for ball visibility. Roof tops are being cleaned by Al Miller Roofing; approximately half the community is finished. The pools and hot tubs have been finished and are awaiting inspection and sign off on permit.

IV. ADJOURNMENT:

The meeting was adjourned at 10:45 AM. Next meeting is scheduled for January 19, 2010 at 10:00 AM.