PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING
November 18, 2010

The President called the Meeting to order at 7:06 p.m. on site in the clubhouse. The following Board members were present:

	Elaine Hartnett	President
Absent	Cynthia Graham	Vice President
	Paul Van Deusen	Treasurer
	Jerry Fu	Member at Large
	Nancy Unfried	Secretary

Brad Maroney, representing the management company, Howerton Management Services, was also in attendance.

OPEN FORUM:
Homeowner sent in letter to Board urging that unit owners understand the importance of replacing old main circuit breaker boxes and switches in units to avoid creating a short in the line which could lead to a fire. Board will include article in next newsletter urging homeowners of the importance of replacing their old main circuit breaker boxes and switches.

MINUTES:

- **Elaine Hartnett, seconded by Paul Van Deusen, made a motion to approve the regular and executive meeting minutes for October 21, 2010. Motion carried unanimously.**

The November/December newsletter was presented and discussed.

- **Elaine Hartnett made a motion to approved the newsletter for distribution, seconded by Nancy Unfried. Motion carried unanimously.**

FINANCIAL REPORTS:

- **After review and discussion, Elaine Hartnett, seconded by Jerry Fu, made a motion to approve the October 2010 financials. The motion passed unanimously.**

COMMITTEE REPORTS:
-Paul Van Deusen gave an update on the landscaping. A punch list for $2,136.00 for landscape upgrades through March 2011 along with recommendations on various plantings was presented for approval.

- **Paul Van Deusen made a motion to approve Vitale's proposals, seconded by Elaine Hartnett. Motion carried unanimously.**

UNFINISHED BUSINESS
Board reviewed the new corrected directory maps and their planned location on the property. Color photos were distributed and all Board members previously approved the recessed lighting model via e-mail. Signs to be installed in front of Clubhouse and West Pool around middle of December.

As recommended at October meeting, every member of the Board personally reviewed the three trees slated to be taken down by Western Tree and unanimously voted that it was appropriate for these trees to come down. Tree trimming is presently in process and all the stumps from removed tress will be ground down and removed.

It was announced that the termite tenting of laundry room 3 and 4 had been posted to take place on November 29th through Dec. 1st. Printer Proof of Laundry Room signs were reviewed and approved.

Board congratulated Jerry Fu on the great job he did updating the Park Villas North website and encourage homeowners to use this vital site at parkvillasnorth.com.

NEW BUSINESS:
When cleaning gutters it was noticed that the ridge caps on the 7940 and 7954 building needed to be replaced. ARS Roofing submitted proposal for the work for $50 per cap.

- **Elaine Hartnett made a motion to have ARS install the ridge caps, seconded by Paul Van Deusen. Motion carried unanimously.**

The Board is still looking for bids to place gutters over the laundry room doors. Howerton will ask Roger Archer to submit a bid for this work.

Attorney Letter was approved to be sent to CalMat Co. regarding clearing the brush in their gully behind the 7968 building to avoid possible fire or flooding.

***Holiday Break*. Board announced they would take the a break and that there would be no board meeting in December Board also unanimously agreed to put up the traditional holiday lights at the end of the cul de sac.**

***Fountains.* Board briefly discussed possibility of turning fountains back on. It was pointed out that San Diego is still in a Stage Two water shortage and city has informed us that we should not turn our fountains back on. In addition, in order to bring back fountains, each one would have to be refitted with proper pumps, etc. which could be very expensive. Since Board has many other items to do (West side laundry rooms and picnic area, water heaters, roofs) before it can consider re doing the fountains it was agreed to table this issue until next year.**

***DELINQUENCY:* The following unit was presented for lien action:**

-248-02 $1,268.33

- **Elaine Hartnett made motion to proceed with filing above lien only if approved payment plan is not signed and followed, seconded by Paul Van Deusen. Motion carried unanimously.**

The unanimous vote in the previous executive session to initiate foreclosure on units 438-170-15-59 and 438-170-14-59 is hereby recorded in the minutes of this regular meeting.

APS letter to board regarding how to proceed with outstanding default balance for unit 208-22-02 was presented to the Board for consideration. After discussion Elaine motioned and Paul seconded and the Board voted unanimously to write off balance since unit had been foreclosed on by bank and unit owner was now living in another state.

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 8:10 pm.

APPROVAL:
/Nancy Unfried

_____ Date: _____1/20/11_____

Nancy Unfried, Secretary