

**PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.**  
**MINUTES OF THE BOARD MEETING**  
**January 20, 2011**

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The President called the Meeting to order at 7:00p.m. on site in the clubhouse. The following Board members were present:

Elaine Hartnett	President
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:**

N/A

**MINUTES:**

- Elaine Hartnett, seconded by Paul Van Deusen, made a motion to approve meeting minutes for the November 18, 2010 regular and executive meeting. Motion carried unanimously.

**FINANCIAL REPORTS:**

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

The Annual Disclosure Statement, Insurance Statement, Reserve Study Report and 2011 Budget were presented and reviewed.

- After review and discussion, Elaine Hartnett, seconded by Cynthia Graham, made a motion to approve these materials and then mail them out to all homeowners. The motion passed unanimously.

**COMMITTEE REPORTS:**

Paul Van Deusen gave an update on the landscaping. Vitale sent in a bid for pre-emergent to start in February.

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

Paul Van Deusen reported that Jon Massie had written a letter to the City of San Diego demanding that they clean up the extremely overgrown invasive pampas grass, dead trees and other plants in the open space and flood channel behind the 7968 building. During the last rain water came very close to the downstairs patios and during the dry season there is a fire hazard from the grasses coming up and touching the patio fences. Board will continue to pursue the City until they perform the clean up.

**NEW BUSINESS:**

The Board discussed the upcoming elections at the Annual Meeting in March at which time two candidates will be elected to the Board for a two year period. The Calling all Candidates Statement was reviewed and approved for mailing to all homeowners. All Candidates must declare their candidacy and submit a statement about themselves and their qualifications prior to the February 17th Meeting so they can be nominated and their information sent out in the Annual Meeting Election Packet.

- Elaine Hartnett made a motion to be reimbursed \$17.40 for copies she made in preparation for the Board meeting, seconded by Paul Van Deusen. Motion carried unanimously.

While recently making repairs to underground wiring at an outdoor post light, Juice Electric noticed a lot of rust at the bottom of the post and advised that many years ago when posts were installed they were not installed correctly. Juice recommended checking all post lights and reinstalling where necessary. Board to have on site maintenance manager to check condition of posts and make recommendations. Juice also reported that underground wiring in Complex is UF Romex. This is not good because it tends to short out easily. Board decided that as repairs are made this wiring will be replaced with conduit.

**DELINQUENCY:**

APS requested that former Owner 79-05 have their past due balance of \$1,317.73 written off due to bankruptcy.

- Elaine Hartnett made motion to write off the debt of 79-05 due to bankruptcy seconded by Paul Van Deusen. Motion carried unanimously.

Owner 179-02 presented a payment plan to the Board in order to bring their dues and fees current in a timely manner.

- After review the Board decided it was a reasonable plan and Elaine Hartnett made a motion to approve the plan seconded by Cynthia Graham. Motion carried unanimously.

Owner 278-02 sent a request that the board accept \$1,000.00 in the short sale of their unit to cover past assessments. Should the Board request more and the sale not go through all monies would be lost in a foreclosure.

- Elaine Hartnett made a motion to accept the \$1000.00, seconded by Paul Van Deusen. Motion carried unanimously.

**ADJOURNMENT:**

There being no further business to come before this meeting, the meeting was adjourned at 8:00 pm.

**APPROVAL:**

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Nancy Unfried, Secretary

Date: \_\_\_\_\_