

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING
April 21, 2011

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

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

OPEN FORUM:

Nancy Unfried requested that the Board look into new patio furniture. She reminded the Board that it had previously set aside \$1,000 for this purpose. Elaine Hartnett suggested that because patio furniture is expensive and chairs and lounges are in good shape the Board could look into pricing of tables and umbrellas.

MINUTES:

- Elaine Hartnett, seconded by Paul Van Deusen, made a motion to approve the meeting minutes for February and March meetings. Motion carried unanimously.

FINANCIAL REPORTS:

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

The Board requested that Howerton look into the inflated cost of gas which was noticed by Paul during his review of the financials. In addition, auditors will get APS year end records to do the 2010 financial audit.

COMMITTEE REPORTS:

Paul Van Deusen gave an update on the landscape. Vitale presented a bid for various plantings around the property.

- Elaine Hartnett made a motion to approve Vitale's proposals for \$2,154.93 and \$366.75 respectively, seconded by Jerry Fu. Motion carried unanimously.

UNFINISHED BUSINESS:

Elaine Hartnett announced the results of the recent election with both Cynthia Graham, Vice President and Jerry Fu, Member at Large being re elected to serve a two year term on the Board of Directors.

Elaine Hartnett presented several bids approved by Board on an emergency basis outside of meeting via e-mail to be ratified by Board in this meeting.

- Elaine Hartnett made a motion to approve the pool filter replacement for \$1,240.00, seconded by Paul Van Deusen. Motion carried unanimously.
- Elaine Hartnett made a motion to approve the replacement of the 7956 building water heater for \$7,600.00, seconded by Paul Van Deusen. Motion carried unanimously.
- Elaine Hartnett made a motion to approve the repair on 7970-H roof for \$1,050.00, seconded by Paul Van Deusen. Motion carried unanimously.

NEW BUSINESS:

A proposal was presented by Roger Archer for demolition of the old trellis and tables and the installation of two new concrete picnic tables with tile inlay in the West Pool barbeque area.

- Elaine Hartnett made a motion to approve Roger Archer's bid for \$5,400.00 with a not to exceed limit of \$6,000, seconded by Paul Van Deusen. Motion carried unanimously.
- Elaine Hartnett made a motion to turn on the west pool heaters so that all pools and spas would be heated for the summer, seconded by Paul Van Deusen. Motion carried unanimously.

A very reasonable proposal was presented by California Aquatics to refurbish all 10 fountains on the property. After some discussion it was agreed to do a sample fountain on the west side by the street entrance so the Board could review and approve before proceeding with refurbishment of all 10 fountains.

- Elaine Hartnett made a motion to do the one west street fountain when the county officially ends the water restrictions, seconded by Jerry Fu. Motion carried unanimously.

Elaine asked the Board for ideas to be included in upcoming Newsletter. Paul suggested that we review the rules and regulations regarding dogs and to save the lawns request dogs be curbed or the dog run be used more frequently. It was suggested that the Board let people know that the fountains are being refurbished and that we announce the new picnic area, also that both pools are heated for summer.

DELINQUENCY: The Board discussed inactive owners with small outstanding credit balances. It was agreed to issue a check to former owner 135-02 in the amount of \$270.70 and write off the credit balances for the rest which included 25-03, 160-04, 222-02 and 235-06.

- Elaine Hartnett made motion to issue check and write off the credit balances, seconded by Paul Van Deusen. Motion carried unanimously.

The following units were approved for lien action:

-438-170-14-86	\$1,513.75	-438-170-15-60	\$1,860.21
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- Elaine Hartnett made a motion to proceed with liens, seconded by Paul Van Deusen. Motion carried unanimously.

The following unit was approved for foreclosure action by the Board in the prior Executive Meeting and recorded in the minutes of this regular meeting:

APN # 438-170-16-53

The following units were approved for collections:

-145-03 in the amount of \$4,721.18 and 105-01 in the amount of \$3,742.53

- **Elaine Hartnett made a motion to proceed with collection action, seconded by Paul Van Deusen. Motion carried unanimously.**

The following units were discussed as they have a long standing past due amount. The units have been in collections, had judgments against them and every effort was made to collect but the parties were not able to be located. It was agreed to write off the past due amounts as follows:

-25-02 \$3,572.78 -271-03 \$5,099.18 -220-02 \$4,387.72

- **Elaine Hartnett made a motion to write off the past due amounts, seconded by Paul Van Deusen. Motion carried unanimously.**

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 8:30 pm.

APPROVAL:

Nancy Unfried, Secretary

Date: _____