

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING
May 19, 2011

The President called the Meeting to order at 7:00 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
Absent	Jerry Fu	Member at Large
	Nancy Unfried	Secretary

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

OPEN FORUM:

MINUTES:

- Elaine Hartnett, seconded by Paul Van Deusen, made a motion to approve the regular and executive minutes for April 2011 meeting. Motion carried unanimously.

The June 2011 Newsletter was presented and reviewed.

- Elaine Hartnett made a motion to approve the June newsletter, seconded by Nancy Unfried. Motion carried unanimously. Newsletter to be posted in the mailroom.

FINANCIAL REPORTS:

- After review and discussion, Elaine Hartnett, seconded by Nancy Unfried, made a motion to approve the April financials. The motion passed unanimously.

Brad Moroney reported that APS had turned over the PVN 2010 financial files to the auditor for their review and he will ask the auditor to have the audit ready for mailing by the June Board Meeting. Brad to arrange for Fred Liebel to present insurance proposal for 2011-12 at next meeting.

Elaine Hartnett requested that due to a prior commitment that the June 16th meeting be changed to June 23rd. All Board Members agreed.

COMMITTEE REPORTS:

-Paul Van Deusen gave an update on the lawn landscaping. Vitale presented a bid for upgrading the front lawns in the amount of \$5,448.00 which includes aerating all the lawns on the entire property. This will make it possible to have a green lawn all along the street with interior lawns done one area at a time. Work to start in late May.

- Elaine Hartnett made a motion to approve Vitale's proposal of \$5,448.00, seconded by Nancy Unfried. Motion carried unanimously.

Elaine Hartnett reported that west picnic area tables were in process of being manufactured and should be installed after Memorial Day. Brad was asked to find out exact cost and procedure of mounting sail cloth over the picnic tables as protection from sun. In addition Brad instructed to find out cost of new pool tables and umbrellas.

NEW BUSINESS:

Board requested that California Aquatics create a sample fountain by refurbishing the fountain on the street and presenting a number of different fountain heads for consideration. The consensus of the Board and several homeowners was that the final fountain head worked the best for Park Villas North. Elaine Hartnett presented an updated bid from California Aquatics to redo the fountains with the chosen heads and pumps which was higher than the original bid.

- Elaine Hartnett made a motion to approve the fountain upgrades for \$13,409.62, seconded by Paul Van Deusen. Motion carried unanimously. Fountains to go on by beginning of June.

Two proposals were presented by Roger Archer, one for the repair of the parking lot overhang damaged by a homeowner with a rental truck and the other an installation of a metal post in the parking lot to protect the overhang in the future. The repair in the amount of \$1,453.75 will be charged to the homeowner who caused the damage and the pole installation at the east exit near the carport to prevent further damage to the carport in the amount of \$675 will be charged to PVN.

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

A proposal was presented by J&S Asphalt to do needed repairs then slurry and restripe the parking lots.

- Elaine Hartnett made a motion to accept J&S Asphalt's bid of \$36,552.00, seconded by Paul Van Deusen. Motion carried unanimously.

Management will look into the cost of adding an additional speed bump in the east parking lot (since there is only one) and building up the speed bump right in front of the exit. This should force speeding drivers to slow down before exiting the parking lot. In addition Management will put together a coordinated plan for working on the parking lots in three stages in August so that there will be minimum inconvenience.

DELINQUENCY: The Board discussed the following units for lien action:

-105-02 \$1342.63 -217-02 \$1,085.89

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

The following units were approved for collection action:

-146-04 -160-03

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

HOMEOWNER FORUM

Homeowner requested that the large thick oleander bushes on the walkway between the clubhouse and 7988 building be trimmed so they are below the lights so that lights can be seen at night and that walkway is not so dark and overgrown. Elaine Hartnett requested that Paul Van Deusen contact gardeners and have them take care of this issue.

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 8:10 pm. After which Board went to 7988 walkway to view over grown oleander and the east parking lot to view damaged parking lot overhang and where pole and new speed bump might be placed.

APPROVAL:

Nancy Unfried, Secretary

Date: _____