

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD MEETING

July 21, 2011

A few minutes prior to opening of meeting with a quorum of Board Members present: Elaine Hartnett, Paul Van Deusen and Nancy Unfried, homeowner 124-03 appeared before Board and agreed to a payment plan of \$250 per month until balance of \$3,135.24 is paid off. APS to draft payment letter to be signed by homeowner.

- Elaine Hartnett, seconded by Paul Van Deusen, made a motion to approve payment plan. Motion carried unanimously.

The President then 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
Absent	Jerry Fu	Member at Large
	Nancy Unfried	Secretary

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

OPEN FORUM:

A homeowner was present and asked that the Board reimburse him for a kitchen light fixture that was damaged from a roof leak a few years ago. Board agreed and asked him to submit invoice to Howerton and have Roger Archer submit bill for labor.

MINUTES:

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

FINANCIAL REPORTS:

The Board discussed funding the reserves every month and agreed to put \$13,000 in at the end of July and in each successive month if financially feasible.

- After review and discussion of the financials, Elaine Hartnett made a motion to approve the financials and fund the reserves every month, seconded by Nancy Unfried. The motion passed unanimously.

➤

COMMITTEE REPORTS:

-Paul Van Deusen gave an update on the landscape. A bid was presented by Vitale Landscape to do various items on the property in the amount of \$1,219.04 and another bill for red apple and Hahn ivy for \$487.00.

- Paul Van Deusen made a motion to approve the proposal, seconded by Elaine Hartnett. Motion carried unanimously.

NEW BUSINESS:

A bid was presented by California Aquatics for repairs to the fountains on the property.

- Elaine Hartnett made a motion to approve the fountain repairs for \$1,365.19 and an additional bill for \$385.00 to place filter bags around pumps, seconded by Paul Van Deusen. Motion carried unanimously.

Nancy Unfried gave an update on neighborhood watch and stated that there was going to be a National Night Out on Crime on August 2, 2011 where the Eastern Division police would be coming by the property along with local politicians. It was agreed to create signs and to host a gathering at the west pool and BBQ areas to raise awareness.

- Elaine Hartnett made a motion to host a gathering for National Night Out on Crime and spend small amount of money (approximately \$100) on copies and light refreshments on August 2nd, seconded by Nancy Unfried. Motion carried unanimously.
- After review of violation letters, Board voted unanimously that large Rottweiler living in unit 7940K (Rule states no dog can be larger than 65 lbs) who has been barking and threatening other homeowners would have to be removed from the Complex. Owner of unit to be informed immediately.

Management discussed the parking lot resurfacing and restriping project and stated that notice will go out with dates and time prior to the work beginning. The sail cloths at the west BBQ were also discussed and management will get a local person to instruct on the installation.

DELINQUENCY: The Board discussed the following unit in regard to filing a lien:

-276-03 \$727.65

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

The following unit was discussed with regards to collections:

-188-02 \$4,111.62

- Elaine Hartnett made a motion to send to collections, seconded by Paul Van Deusen. Motion carried unanimously.

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 8:05 pm.

APPROVAL:

Nancy Unfried, Secretary

Date: _____