

**BEVERLYWOOD WEST
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 20, 2004**

MINUTES

CALL TO ORDER

The meeting was called to order in the recreation building at 7:05 P.M. by Mel Siverts, President.

MEMBERS PRESENT

Mel Siverts	President	Robert Mullens	Treasurer
Helen Miller	Secretary	Robin Ann Mehrwald	Director
Gary Steed	Vice-President		
Helen Seid	Director	<u>MEMBERS ABSENT</u>	
Jonas Fornander	Director	None	

ALSO PRESENT

Flo Ginsburg, Horizon Management

OPEN FORUM

Topics of questions and discussions included: window replacement options, rats in complex, leaks at windows of a unit, termite damaged wood fence, and consideration for changing the unit numbers to Overland addresses.

MOTION (RAM/RM) to appoint an *ad hoc* committee, chaired by Karen Maggio, Board liaison Helen Seid, to investigate the possibility and options to change the unit addresses, and possibly the name of the Association. Motion carried.

MINUTES

MOTION (GS/HM) to approve the minutes of the December Board meeting. Motion carried.

FINANCIAL REPORT

As of December 31, 2003 there was \$9,342 in the Pacific Western operating account and \$11,303 in the Comerica Bank operating account for a total of \$20,626 in operating cash. There was a total of \$404,339 in the reserve accounts.

MOTION (GS/HM): to approve the November and December financial reports. Motion carried.

The treasurer reported that the total assets were strong, but that the reserves will be significantly reduced by the end of the painting project.

COMMITTEE REPORTS

Judicial Committee:

None.

Architectural Committee:

The Board will approve what is called the Aluminum Nail-in-Windows that Milgard offers for the alleyway windows. The Aluminum Nail-in-Windows are the ones that would require removing your old window frames and replacing them with the new frames and would require re-stuccoing. For your front sliding glass windows, upstairs and downstairs, the Board approved the black- or aluminum-framed Milgard Z-bar or the Nail-in Sliding Glass Windows also in black or aluminum.

MOTION (HM/JF): to approve the replacement windows and doors as above -- motion carried.

The paint color for the trim, voted for by the membership and approved by the board, is the dark green. Painting has commenced and building sequence is: 1,2,8,9,11,12,13,10,14,17,18,19,20,21,22,23,24,25,26,27,28,16,15,7,6,5,4,3.

Landscape Committee:

Nature Care is implementing this same sequence of buildings and is pruning, detaching or removing dead plants so the painters can paint the fences.

Tree Trimming Committee:

Due to the late start of this season's tree trimming, in order to work with the painters, the next tree trim round will be postponed to the end of the year.

Security/Maintenance:

Chem Free was sent to trap rodents in Building 9 and GT Construction to seal all possible ingress and egress for rodents in the eaves, roofs and fascia around the entire complex, as directed by the Health Department. None of the 3 entities reported seeing evidence of current rat infestation.

Directory:

Still in progress.

Recycle:

Culver City has ordered new refuse trucks which are expected in June, after which BWV will receive new bins that will be accommodated by the new trucks. The City will still offer two free annual bulk pick-ups. The next one will probably be in March. Details will be provided as they are obtained.

MANAGEMENT REPORT

- A homeowner requested assigned parking of spaces in the common area. The Board decided that there will be no assigned spaces at this time.
- A homeowner advises that a neighbor had painted the interior of the fence a non-conforming color and is very visible from more than one area. The neighbor will be reminded that the interiors of the fences must be the color of the trim (the brown is 'grandfathered in;' the new trim will be dark green) or white, and will be requested to make the appropriate change.
MOTION (RM/HM): to reconfirm board policy that the interiors of the fences must be the color of the trim (the 'grandfathered' brown, the new dark green or white) -- motion carried.
- A homeowner requested replacing a laundry room skylight with an exhaust fan. The board advised that all appropriate permits must be obtained from the City, including the electrical work.

OLD BUSINESS

- The National Plant Services project is being scheduled.

NEW BUSINESS

- The Board was asked to reimburse residents of Building 27 for the costs generated from Rat Busters, whom they hired as a group to take care of their perception of rats in the building. However, after the Health Department was called, and GT was hired to seal all areas of ingress and egress against rodents, Building 27 was found to need an additional number of repairs. Therefore, the board feels Rat Busters did not do an adequate job.

MOTION (RM/GS): to deny the request of residents of Building 27 reimbursement for Rat Busters costs -
- motion carried.

ADJOURNMENT

The meeting was adjourned to Executive Session at 10:10 p.m. in order for the Board to approve the previous meeting's Executive Session Minutes, and to review legal correspondence regarding a current mediation request. The Annual Meeting is scheduled for February 10, 2004 at 7:30 p.m.

The Board urges all residents to purchase and maintain fire extinguishers for their units. Farmers Insurance Company recommends a 2A: 10B:C. <i>Please advise your tenants.</i>

BASIC CABLE BULK ACCOUNT

Beverlywood West is contracted with Comcast with a Bulk Account, and as such the residents are entitled to free basic cable on one television. Please call the numbers below if you have any questions regarding your current service.

Basic cable is provided by the Association: Comcast can be reached at (888) 872-2189. Augustin Llamas, Account Rep: (310) 647-6536.
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