

DRAFT Minutes of Meeting
Beverlywood West Board of Directors
July 27, 2004

Directors and Officers Present:

Pete Tuccillo, President (PT)
Maria Fradella Stone, Vice President (MFS)
Emelie Gerard, Director (EG)
Richard Sharpe, Director (RS)
Helen Seid, Vice President (HS)
Sandra Heib, Secretary (SH)
Karen Maggio, Director (KM)

Directors and Officers Absent:

Also present:

John Fetters, Alden Management Group (JF)

The meeting was called to order at 7:00 p.m. by PT.

Open Forum: Brigitte Boudress, resident from 26C, informed the Board that an increase in white fly infestation had been noticed and inquired what could be done to eliminate the problem. PT informed the resident that the issue was a landscaping one and that Nature Care would be notified.

Upon inquiry from attending residents, JF informed the Board and homeowners that the recent notification regarding automatic dues payments resulted from the merger of the Bank of Orange County with another financial institution and it would be resumed once the merger process had been completed.

Another homeowner attended the meeting to inform the Board that a resident of Building 23 had sent the security guard to confront his children as "intruders" while they were playing in the driveway of the building. The resident expressed her displeasure with the action taken by the resident toward her children. The Board summarized the rules and restrictions pertaining to children and playing in the driveways in order to help the residents avoid such occurrences in the future.

Sandy Jacobsen, resident of 8G inquired as to what the current status of bird control efforts are for building 8. Mr. Fetters informed Sandy that the final scope of work for bird control was temporarily placed on hold as a result of the contractors concern that a misunderstanding in the scope of service between his firm and another resident might result in a legal issue. JF informed Mrs. Jacobsen that the bird control efforts would resume once the matter had been resolved and the contractor was provided a specific request from the HOA to continue.

Business: Upon motion by DS and seconded by KM the minutes from June 15, 2004 were approved with the corrections listed by EG.

The Board requested that JF provide a reason for the apparent \$11, 144.69 reported in the financials. JF informed the Board that he believed that that was the amount of the final account distribution held by Horizon but would confirm with Rick Seeker to confirm.

KM summarized the performance of BWW as detailed in the budget variance report and explained that although there were some overages due to unexpected expenses the overall performance of the community was good. Upon motion by SH and seconded by DS the June financials were approved and the comments from KM acknowledged.

JF summarized the comprehensive proposal from Pest Options to handle all scopes of termite/pest control services for BWW. KM indicated that she would review the historical expense information to determine if going with Pest Options would be beneficial for BWW. The Board also requested that JF contact Pest Options to determine if there would be a reduction in the overall cost of their services if the community chose to contract with them. SH requested that JF get the name of the product used to control flea infestation by Pest Options.

Committee Reports:

Landscape Committee: RS informed the Board that three bids had been received and that the range in proposed service costs ranged from two contractors at approximately \$6,000.00 and one at contractor at \$9,000.00. Other members of the Board noted that the best contractor interviewed, Valley Crest, submitted the proposal for \$9,000.00. MS suggested that JF contact Valley Crest to determine if a manageable reduction in the proposed cost could be negotiated.

Rules Committee: RS handed out the proposed cover letter and copy of the Rules and Regulation for the Board's review. SH suggested that the specific reference to management should be removed from the document. SH also noted that the cover letter suggested that the rules had been approved when in fact they would need to be approved and confirmed by the membership. SH would research the requirements stipulated in the Civil Codes before the Rules and Regulations would be forwarded to the membership.

Architectural Committee: SH provided information for the green house window replacement. Upon motion from DS and seconded by KM the green house window provided by SH was approved as an "acceptable replacement" for BWW with the understanding that any resident seeking to install the window would also assume financial responsibility for repairing any damaged stucco as well as matching the stucco color after the installation.

Address Committee: No current update.

Directory Committee: PT provided the Board with copies of the completed directory and informed them that the total cost totaled \$312.00. Upon motion by MS and seconded by KM, requests for additional copies by residents would cost \$2.00 per copy.

CIAO Committee: It was reported by MS that the July 4th party went very well and was well attended.

Tech Committee: EG reported that a computer and printer had been purchased for the office \$950.00.

City Liaison Committee: No current update.

Management Report:

The Board requested that the "maintenance" report be eliminated from the agenda.

MS requested that section IV of the report have numbered pages.

Upon review of the asphalt proposals a motion by KM, seconded by SH, to accept the proposal from High Valley was unanimously accepted.

The Board agreed that if an additional proposal could not be provided by a contractor by Friday, Sundown Lighting would be given the contract to maintain the common area lighting for BWW.

Upon motion by MS and seconded by PT, JF received approval to contract with JMR Services to install an electric water heater in the community building as long as the heating unit was of the same size and capacity as the one described by Magnum Builders.

Old Business:

None.

New Business:

The new clock on the upper pool wall was reported as having stopped working.

The pay phone in the community room would be removed at the earliest opportunity.

The Executive business adjourned at approximately 10:30 p.m.

The next Board meeting will be held on August, 2004, at 7 p.m., in the Party Room.

Respectfully submitted,

Sandra Heib
Secretary