

**DRAFT Minutes of Interim Meeting
Beverlywood West Board of Directors
June 21, 2005**

Directors and Officers Present:

Directors and Officers Absent:

Pete Tuccillo, President (PT)
Emelie Gerard, Vice President (EG)
Helen Seid, Vice President (HS)
Karen Maggio, Treasurer (KM)
Maria Fradella Stone, Director (MFS)
Robert Mullens, Treasurer (RM)
Sandra Heib, Secretary (SLH)

Also Present:

Kathleen Norman, Classic Property Management (KN)

The meeting was called to order at 7:15 p.m. by PT.

Open Forum:

Gerry Stern, Unit 16-A, discussed an article on the web on “Landscaping for Increased Property Value” by Bob Vila. A copy will be included in the next Board packet.

Jeremiah Morris, Unit 27-D, reported a stucco problem under the front doors of both Units 27-D and 27-E and requested repair. He wanted to know when the Fido bags were going to be installed on Lot 5. In addition, he asked to have the gardeners pick up obviously old newspapers, etc., when they clean the driveways as it is an indication no one may be home, and that the lounge furniture be cleaned regularly, removing old sun tan lotion, etc.

Kate Morris, Unit 27-D, requested the Board report at a time certain about its priorities.

The Open Forum was closed.

Sal More of Rancho California reported on irrigation needs at this time and, at the request of the Board, will prepare a priority list of what has to be done. He also requested a decision on treating fire blight.

Agenda:

Upon motion by SLH, seconded by KM, and adopted unanimously, the Agenda was adopted with the following items being added and/or tabled to make the Agenda more manageable: Under Old Business, discussion of the gym room/projection room upgrade was tabled. Under New Business, discussion of the PEM Lighting proposal, staggered terms for the Board of Directors, and Rancho California Landscape irrigation proposal were tabled. Under Committee Reports, the Landscape Committee report will include a report on the planting party and fire blight.

Minutes:

In addition to correcting typographical errors, the following amendments were made to the Minutes of May 17 and June 1, 2005:

For the Minutes of May 17, 2005, under New Business, second paragraph, second line, the word "repair" was amended to "replace". In the last line of the same paragraph, the word "placed" shall be changed to "replaced". The fifth paragraph shall read "Upon motion by SLH, seconded by EG and passed unanimously, a proposal for ground water intrusion will be obtained."

For the Minutes of June 1, 2005, under Open Forum, third paragraph, "Dick Haynes" will be changed to "George Haynes". Under Committee Reports, Party Room, it was MFS, not HS, who reported about kitchen supplies. HS pointed out that the Party Room carpet was dirty and needed cleaning and some repairs. KN will take care of the matter. Under CIAO: "Ann Brand" should be "Ann Brande." Under Old Minutes, the paragraph shall read: "Upon motion by SLH, seconded by HS, and passed unanimously, more pool furniture will be purchased at a cost of \$60-70 for umbrella stands." In the addendum regarding trash, the second sentence shall read "If anyone notices trash being dumped anywhere else at any time, please report it to a board member or security."

Upon motion by RM, seconded by MFS, and passed unanimously, the Minutes of May 17, and June 2, 2005, as amended, passed unanimously.

Financial Statement:

RM report that the Certificate of Deposit at First Federal Bank had come due and would be rolled over automatically unless the Board made another decision about the use of the money. Upon motion by SLH, seconded by KM, and unanimously approved, the rollover was approved unanimously. Upon motion by SLH, seconded by MFS, the Financial Statement was approved unanimously.

Committee Reports:

The Landscape Committee is organizing a planting party on July 9 and 10, 2005, beginning at 11 a.m., for volunteers to install plants in the sequoia grove. Upon motion by KM, amended by EG, seconded by SLH, and passed unanimously, an amount not to exceed \$100 will be spent for water, soft drinks, and lunch for the volunteers. It was pointed out that the volunteer planting party would save the Association approximately \$1,000. Upon motion by KM, seconded by PT, and passed unanimously, an amount not to exceed \$300 will be spent for irrigation repairs and/or new installation of irrigation in the sequoia grove. Rancho California has been requested to provide more information about the fire blight.

Old Business:

The Radisic Plumbing camera report is that two more lateral sewer pipes will need to be cleaned and repaired which will occur in the near future.

New Business:

Upon motion by SLH, seconded by KM, and passed unanimously, the bid from Brody Pennel will be accepted to repair the air conditioning unit on the Recreation Building.

Upon motion by PT, seconded by SLH, a letter drafted by EG and approved by the Board will be sent with a copy of the Reserve Study to all homeowners. The letter will include a list of priorities, the need for money for reserves, and what has been accomplished so far.

Upon motion by SLH, seconded by KM, a petty cash fund will be established to be controlled by HS.

Upon motion by EG, seconded by MFS, and passed by a vote of 5 for and 2 against, lounge furniture will be purchased for the Card Room at a cost of \$1,413.54.

Upon motion by SLH, seconded by RM, and passed unanimously, a second Fido box will be purchased and installed in an accessible location at Lot 5.

At 10:35 p.m., the meeting adjourned to Executive Session to discuss security and rules issues.

It was reported by HS that a hearing, after verbal and written warnings, for a continuous violation of the Rules and Regulations by a homeowner will be held on July 7, 2005.

Upon motion by HS, seconded by SLH, and passed unanimously, the meeting adjourned at 10:55 p.m.

Respectfully submitted,

Sandra Heib
Secretary