

**DRAFT Minutes of Meeting
Beverlywood West Board of Directors
May 17, 2005**

Directors and Officers Present:

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

Directors and Officers Absent:

Karen Maggio, Director (KM)

Also Present:

Kathleen Norman, Classic Property Management (KN)

The meeting was called to order at 7:10 p.m. by PT.

Open Forum:

No homeowners requested time to address the Board.

The Open Forum was closed.

It was proposed to stop the meeting for an Executive Session at 10:00 p.m. as meetings had been going too late to properly hear from Tony Welsh.

Agenda:

Upon motion by EG, seconded by HS, the proposed Agenda was adopted unanimously.

Minutes:

RM requested that the word “roof” be added before “maintenance” in the Financial Report. MFS requested it should be added under Committee Reports that the CIAO Committee reported on a proposed July 4th party and the matter was tabled until May 17.

Upon motion by MFS, seconded by SLH, the Minutes, as amended, were adopted unanimously.

Financial Statement:

There was discussion of recouping the prepaid earthquake insurance over the balance of the year, \$13,900 spent on driveway repairs and plumbing, \$13,000 in roof replacements and/or repairs, and \$3,000 in common area repairs (railings, metal grates, roof). It was pointed out that the major repairs related to rain damage. RM reported the Reserve Study was complete and that he would report on it at the next meeting.

Upon motion by SLH, seconded by MFS, the Financial Report was adopted unanimously.

The Agenda was suspended for a visit from Sal Mora and Dee Dee Rodriguez from Rancho California Landscapers. Mr. Mora reported that they were concentrating at this time on appearance and review of the site. They are also doing an irrigation survey. He also stated that weeds may look too good at this time because they need to be made healthy in order for the weed killer to be more effective. They will provide a short written report on that issue for homeowners. There has been damage to trees and irrigation, and Rancho California will provide proposals to the Landscape Committee for consideration and recommendation to the Board. The proposals will need to factor in irrigation repairs. Their priority at this time is treatment for fire blight.

New Business:

Management Report: A contract has been signed for Pacific Coast Cooper Repipe to replace the piping in the Recreation Building. Proposals will be obtained from other companies for sewer cleaning. It was noted that the exterior clocks on the Recreation Building are not working and need replacing as Tony Welsh has been changing batteries and they do not work for very long.

Upon motion by PT, seconded by HS, and passed unanimously, Midwest will be hired for replace of the roof on Building 11. Upon motion by RM, seconded by EG, Alderman will be hired to repair the roof on Building 15, with skylights replaced on the roofs of both Building 11 and 15. The motions passed unanimously. Upon motion by EG, seconded by SLH, and passed unanimously, skylights will be placed on Building 4.

Upon motion by RM, seconded by MFS, and passed unanimously, the new Homeowners Directory will be printed and distributed at the same cost as last year.

Upon motion by PT, seconded by MFS, and passed unanimously, the name “BWWest.org” will be reserved for a website at a cost of \$6 per year and a professional web host will be hired at a cost of \$7.50 per month.

Upon motion by SLH, seconded by EG, and passed unanimously, the ground water intrusion will be investigated.

Upon motion by SLH, seconded by MFS, an investigation into an architect willing to work with HOAs to review the site and make recommendations regarding lighting, exteriors, etc., was passed unanimously.

Upon motion by EG, seconded by RM, the proposal from American Vision Windows to replace the damaged kitchen window in the Recreation Building for \$450 passed unanimously.

The issue of a barbeque in the pool/area was discussed, especially regarding liability and maintenance, and a proposal will be provided by MFS at a future Board meeting.

Upon motion by HS, and seconded by SLH, and passed unanimously, the report from Radisic Plumbing is accepted and repairs will be made to the lateral sewers at Buildings 25, 26, and 27.

Upon motion by SLH, seconded by RM, repairs to the pool decks were unanimously approved.

The Board was provided with a proposal for reducing the cost of lighting in the complex and requested more information on all lighting and what percentage was covered by the proposal.

Committee Reports:

A proposal by a homeowner was presented by the Landscape Committee regarding plants outside their unit with advice and approval from Rancho California. Upon motion by SLH, seconded by EG, the proposal was approved by a vote of 6-1, with HS requesting that it be noted she voted "no".

SLH reported that Kate Morris had resigned as Chairman of the Architectural Committee as she has taken a new, full-time position with an architectural firm. SLH will call for a Committee meeting to select a new Chairman.

Tony Welsh joined the meeting and noted that new signs were needed on the tennis courts and the pool area and that a drain cover was missing. He also noted that the summer schedule for guards would start on June 13, 2005, with a guard from 12:00-6:00 p.m. and another from 6:00 p.m. to 12:00 a.m.

After it was noted the Agenda could not be completed, the Board adjourned to Executive Session at 10:10 p.m.

As discussion of security issues, the Boar adjourned to an interim meeting on June 1, 2005, at 11:15 p.m.

Respectfully submitted,

Sandra Heib
Secretary