

Minutes of Meeting
Beverlywood West Board of Directors
April 19, 2005

Directors and Officers Present:

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

Directors and Officers Absent:

Karen Maggio, Director
Sandra Heib, Secretary

Also Present:

Kathleen Norman, Classic Property Management (KN)

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

Open Forum: No speakers at this time.

Approval of

Agenda: Motion to approve the agenda as amended. Agenda adopted unanimously.

Approval of

Minutes: Motion to approve the March 2005 minutes w/ amendments was made by HS and seconded by MFS. Motion carried unanimously.

Approval of

Financials: Motion to approve the financials for March 2005 was made by EG and seconded by HS. Motion carried unanimously.

RM noted that total assets, operating and reserve accounts, are \$371,195.68. RM discussed with the board to move forward with paying the entire premium for earthquake insurance in the amount of \$30,804 out of the Smith Barney Reserve Account. There is one delinquent homeowner, which KN is working with. A payment the homeowner had made to the Alden Management needs to be verified. RM discussed and reviewed the March financials: Operating costs with maintenance & roof replacement to building 4. RM discussed & reviewed with the Board items that need to be entered into the reserve study.

Manager Report: Kathleen discussed and reviewed the manager report with the board. The Board discussed with management Pest Options contract for termite inspections. Board wants clarification on the contract & PT will call Pest Options and clarify if they are including 2 termite inspections and treatments for no charge per month. Kathleen is to research on holding a yoga class in the ping-pong room. This would be available to all homeowners to attend. Need to find out about a business license & liability to the association.

New Business: Motion was made by HS to approve the purchase of a pet waste dispenser and 3 boxes of replacement bag. Motion was seconded by RM. Motion carried unanimously.

The Board discussed and reviewed 3 proposals submitted for the Recreation room plumbing re-pipe project. The Board directed management to clarify the proposal from Pacific Coast Copper Re-Pipe Co. 1.) Schedule time of 3 days completion. 2.) Check their references. 3.) All patching and drywall repair included. 4.) Clarify re-pipe included the main waterline to the main feed. Management is to email all Board members with a confirmation on all questions above. Pending the outcome of the research the Board will vote by email.

The Board of Directors discussed & reviewed the proposal for the purchase of new pool furniture. Motion was made by RM & seconded by HS to approve \$11,000 expenditure for the pool committee to purchase the appropriate replacement pool furniture.

The Board of Directors discussed & reviewed the recreation building improvements. Motion was made by EG & seconded by MFS to approve the recreation building improvements that include: First aid kit, bulletin board and a suggestion box, fire ext. and misc. items for \$ 500.00.

The Board of Directors discussed & reviewed the 3 tree trimming proposals that were submitted. It was agreed to table this issue until Rancho Landscape could submit a tree inventory list and annual schedule for the tree trimming.

The Board of Directors discussed & reviewed the proposal for on site fitness program. The Board considered the proposal & decided to decline at this time.

The Board of Directors discussed & reviewed the proposals for building 11 roof replacements. The Board tabled until the next meeting. Kathleen is to obtain one more proposal. The Board would like her to contact GES Roofing to submit a proposal. Alderman Roofing is to re-submit his proposal to include 27 skylights to be replaced.

Committee Reports: Address Change Committee: The Board of Directors approved a informational flyer to be mailed to all homeowners.

The Executive Session adjourned at 11:00 p.m.

The next meeting will be held on May 17, 2005, at 7:00 p.m., in the Party Room.

Minutes prepared by
Classic Property Management
Kathleen Norman (Property Manager)