

Beverlywood West Homeowners Association  
Board of Directors Regular Session  
April 18, 2006  
MINUTES

**Officers and Directors Present:**

Helen Seid, President (HS)  
Michael Gotz, Vice President (MG)  
Gerry Stern, Vice President (GS)  
Robert Mullens, Treasurer (RM)  
John Beard (JB)  
Robert Steinberg (RS)

**Absent:** Rosanne Feild (RF)

**Also Present:**

Kathleen Norman, Classic Property Management (KN)

**The meeting was called to order at 7:08 p.m.**

**Agenda:** Revised to allow discussion from the floor before other agenda items.

**Approval of minutes:** Minutes of the March meeting were approved as corrected.

**Discussion from the floor regarding pool hours:**

1. The following homeowners made statements:

Paul Vinnicof (19H)  
Lori Boat (7D)  
Susie Siverts (14C)  
Bruce Landau (14G)  
Ellen August (10C)  
Naomi Haynes (27G)  
Mel Siverts (14C)

2. HS acknowledged receipt of a letter signed by Craig Pause (7C) and John and Lori Boat (7D).

3. After considerable input was received from homeowners and discussed by homeowners and the Board, MG facilitated a consensus among all in attendance. MG then rescinded the motion he made at the March 21 Board meeting and instead moved to establish the following hours for the swimming pools:

Monday through Friday: 8:00 a.m. – 9:00 a.m. - Quiet lap swimming (main pool,  
no flippers permitted)  
9:00 a.m. – 10:00 p.m. - General use (both pools)

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Weekends and holidays: 9:00 a.m. – 10:00 a.m. – Quiet lap swimming (main pool,  
no flippers permitted)  
10:00 a.m. – 10:00 p.m. – General use (both pools)

Motion passed. The Board will notify all homeowners in compliance with the law and new signs will be posted at the pool.

**Committee Reports:**

1. Technology Committee: Joel Forman (9G) reported on the following three items in addition to providing a written report from the committee:

a. Joel will meet with Comcast next Tuesday to get more information about all the options available for improved services for TV, VOIP, Internet, etc.

b. Cellular telephone companies can use the old 140 ft. master antenna as a platform for their cell relay antennae to improve transmission in this area, and would pay BWW for such use. Joel gave a packet of information to KN who will check with the cell phone companies regarding the matter.

c. Pete Tuccillo has agreed to continue maintaining the BWW website with the condition that all requests for improvements must be submitted to the Board in writing and approved by the Board before he will make any changes. Pete will be able to begin enhancements to the website in late June. Such enhancements include having an area on the website for each committee and for paid advertisements. Joel will put an announcement on the list serve and report back to the Board next month regarding responses.

2. CIAO Committee: Anne Brand (18B) presented a flyer for Board approval, announcing a Wine, Cheese, and Board Game Night, May 20 (in addition to the written committee report) . She also presented a draft of a letter to be sent to all new residents with a welcome packet. HS moved to budget \$300 for the committee to prepare and distribute flyers and welcome baskets and to purchase paper goods needed for BWW social events. Motion passed.

3. Name Change Committee: HS reported the results of the survey that was included with election materials in January. The majority of responses favored changing the name of the complex as well as the address. The committee provided a list of the proposed names, the most popular of which, according to the survey is Crestview (or Crest View?) for the complex and Crest Circle for the street. No decision may be made until a determination is made that the name selected is not already in use is approved by the Los Angeles County Registrar-Recorder. JB has contacted a sign maker to obtain design ideas and cost estimates for a sign or signs in front of the complex and for house number for front doors and garage doors and will report back at the May meeting.

4. Landscape Committee: Yvette Stern (16A) presented the Committee's recommended its overall list of priorities for landscaping work. After considering additional information provided by

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Lara Embry (17B), the Board asked the Committee to present to the Board within five days a shorter list of the highest priority needs that can be taken care of for \$15,000.

5. Architecture and Maintenance Committee: No report because RF was absent due to illness.

6. Security Committee: RS presented drafts of two form letters for Classic Management to send to homeowners. One was regarding laundry dryer duct cleaning. The other was regarding storing materials and inoperable vehicles in garages while using common areas to park additional vehicles.

**Manager Report (KN - In addition to report in Board packet):**

1. Wood Replacements: KN referred to the list she provided in the Board packet of wood replacements needed throughout the complex. The Board approved completion of the replacements.

2. Graffiti: This is a continuing problem. KN will include a letter to homeowners in the next mailing, asking for everyone to watch for and report tagging in the complex.

3. Brick pavement behind ping-pong room: ?? (Need more information from Kathleen)

**Financial Report (RM - In addition to printed reports in Board Packet):**

1. RM reported that we are not overspending on operating costs.

2. Two homeowners continue to be delinquent in paying dues, so notices need to be sent. RM moved to refer resident CO2 to attorney for action. Motion passed.

3. A six-month certificate of deposit has matured. RM moved to renew the First Federal CD so that reserves will not go below \$150,000. Motion passed.

**Old Business:** None

**New Business:**

1. RSI Update: After review of a letter from Reserve Studies, Inc. proposing RSI update, HS moved that the Board approve expenditure of \$820 for the RSI update. Motion passed.

2. Sonnenberg renewal: GS moved that the Board approve \$1200 expenditure for Sonnenberg to conduct the audit in 2007.

3. Dues indexing: GS presented a brief report of a study he is conducting into the notion of having homeowner dues increased more gradually and more frequently based on an index instead of more abruptly and less frequently based on needs identified periodically by the Board. The Board will consider the matter more.

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**Adjournment:** The meeting was adjourned at 10:22 p.m.

John Beard, Secretary  
Approved May 16, 2006