

Beverlywood West Homeowners Association
Board of Directors Regular Meeting
December 19, 2006

Approved

Officers and Directors Present:

Gerry Stern, Vice President (GS) - Chairperson
Michael Gotz, Vice President (MG)
Rosanne Feild (RF)

Robert Mullens, Treasurer (RM)
John Beard, Secretary (JB)

Officers and Director Absent:

Helen Seid, President (HS)

Robert Steinberg (RS)

Guests:

Emelie Gerard, 11C
Carol Greenstein, 19H
Craig Pause, 7C

Ilbert Phillips, 18A
Terry Shenkman, 14F
Kathleen Norman, Classic Property
Management (KN).

I. CALL TO ORDER: The meeting was called to order at 7:04 p.m.

II. DISCUSSION FROM THE FLOOR:

a. One owner reported that the paint on her front door has faded considerably and is no longer glossy. She asked if the most recent paint job had any warranty. KN said that she would check the contract and report back at the next meeting.

b. One owner reported that the "atrium gutters" in her atrium are leaking and that water is leaking down the wall, which affects a common wall. KN said that she would have a contracted inspect the situation after the first of the year.

III. AGENDA:

Motion (MG, RM): Adopt agenda with the following changes:

- 1. Delete item VI. Finance.**
- 2. Add as item VIII. Architecture**
 - a. Oiling of wood shingles**
 - b. Request to install Solatubes**

Approved.

IV. APPROVAL OF NOVEMBER MINUTES:

Motion (RM, MG): Approve the minutes of the November meeting with corrections of statements made by Spencer Gill and David Bregman and heading of item IV to read "Approval of October Minutes." Approved.

V. FINANCIAL STATEMENT: RM reported as follows:

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Total assets were \$455,362 at month end, up from last month. \$9,000 was spent for final payment of 2006 insurance and some payment for 2007 insurance. \$11,000 was paid after November 31 for sewer repair.

Owners of five units were more than two months in arrears with assessments (dues payments) at the end of the month. One paid up this past week. KN recommended recording a lien against the remaining owners who are delinquent.

Motion (RM, GS): Approve the December financial report and resolve to record liens against owners "C02," "G91," "G42" and "I62" to recover delinquent dues. Approved.

VI. CONTRACTS

New Business

a. Cable service: Time-Warner has reduced the bulk rate price for cable service to \$3,368 from \$3,774.24 per month.

b. Earthquake insurance: KN and Emile Gerard reported that earthquake insurance coverage for the common areas expired December 18, then presented information about available earthquake insurance options. KN reported that this is common for all condominium homeowner associations in the area. Prices have increased two-fold for half the coverage provided last year. Ms. Gerard and RM offered to work to find better prices than those presented by our current broker of record.

Motion (GS, RF): Change the broker of record for earthquake insurance only from Steven Segal to Emelie Gerard, of Lockton Companies, to enable Ms. Gerard to shop for better rates, and to have Ms. Gerard report back at the next meeting. Approved.

Old Business

a. Fumigation contract: The apparent pros and cons of the various termite eradication and control methods presented by contractors at a special meeting on December 12 were discussed. A consensus of the Board was that before making any decision on method or contractor, it would be best to consult with independent authorities regarding the efficiency of each method, especially fumigation with Vikane gas (tenting) vs. Dehydration System (injection of amorphous silica into wall spaces). Emelie Gerard said that she would contact Los Angeles County and report back at the next Board meeting, and John Beard said that he would try to contact authors of various study reports that he has found through an internet search and report back at the next meeting.

b. Pool replastering: KN reported that Kerber Brothers, Inc., inadvertently omitted the cost of replacing handrails in their original estimate, and that they said that new tile is needed in the lower pool because bead blasting will not work. After KN presented suggestions regarding the selection of new tile, the Board requested KN to select the new tile.

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Motion (RF, MG): Accept the revised the cost estimate to reflect replacement of handrails and tile and hire Kerber Brothers, Inc., to perform the work. Approved.

VII. RULES & JUDICIARY:

Old Business

a. Dogs in Lot 5: The matter of the problem of Lot 5 being turned from a park to a nuisance and being ruined for general recreational use by the presence of dog feces was discussed further by the Board.

Motion (RF, MG): Change the BWW Rules back to prohibit dogs from Lot 5. Approved. (Pro: JB, RF, MG, GS. Con: RM Absent: HS, RS)

b. Election Packet: The Board reviewed and discussed the initial draft election packet created and presented by Carol Greenstein, Rules and Judiciary Committee. A revision will be provided to the Board members during the next week. Ilbert Phillips has drafted a revision of the By-Laws regarding the election procedure that is needed for compliance with the Davis-Stirling Act.

VIII. ARCHITECTURE:

a. Oiling of shingles: RF reported that she discussed with Craig Pause the need for oiling the cedar shingles on the Mansard roof facades of several buildings and determined that oiling the shingles is most effective. They have obtained only one bid and will get two more.

b. Request to install Solatubes: RF reported that an owner requested to have Solatubes (skylights) installed in her unit to provide additional natural light in a stairwell and explained how they worked.

Motion (RM, RF): Approve request to install Solatubes upon completion of forms and obtaining necessary permit from Culver City.

IX. MANAGER REPORT: KN reviewed and explained the Management Report distributed in the Board packet. The Board accepted the report.

X. NEXT MEETING: January 16, 2006.

XI. ADJOURNMENT TO EXECUTIVE SESSION: 9:52 p.m.

John Beard, Secretary