

**Beverlywood West Homeowners Association
Board of Directors Meeting
July 18, 2006
Minutes**

Officers and Directors Present:

Helen Seid, President (HS)
Michael Gotz, Vice President (MG)
Gerry Stern, Vice President (GS)
Rosanne Feild (RF)
Robert Steinberg (RS)
Robert Mullens (RM) Not in attendance

Absent: John Beard, Secretary (JB)

Also Present:

Yvette Stern, 16A
Irving Maltzman, 22B
Craig Pause, 7C
Kathleen Norman, Classic Property Management (KN).

I. The meeting was called to order at 7:03 PM.

II. Discussion from the Floor:

Unit # 22-B came to discuss the address change and was voicing he is against it for numerous reasons, financial burden for the Association.

Unit #7-C Craig Pause came to discuss the shake shingles on the sides of some of the buildings are need in maintenance. Also wanted to discuss the large antenna at one unit should not be installed. Also discussed irrigation replacement. Also wanted to discuss bringing in Comcast into each unit.

III. Agenda:

Motion was made to approve the agenda was made by RS and seconded by GS with amendments.

IV. Approval of June Minutes:

Motion was made by RS and GS to approve the Minutes with two (2) changes.
Landscape Committee Report: New plants will be placed in areas where irrigation is sufficient to support plant life. Technical Committee: Homeowners interested in participating, are encouraged to contact Joel by using the BWW list serve.

V. Financial Report: Tabled for the Treasurer to review at next meeting.

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VI. Pool Hours: Motion was made RS and CS to approve the revised pool hours.

VII. Address/Name Change:

Helen Seid gave a report on the discussion regarding name change. Committee voted their first choice for a complex name is CREST WOODS. The committee is requesting \$89.00 for filing DBA with Los Angeles County register/Recorders Office.

Motion was made by RF and RS to allocate funds for filing the DBA \$89.00. Two (2) in favor (HS/GS) and three (3) opposed (MG/RS/RF).

Address/Name change committee presented an informational map for distribution to the homeowners. Tabled for further instructions from the Board of Directors.

VIII: Board Policy and Procedure Manual:

Motion was made by RF and seconded by GS to establish a Board policy and procedure manual. GS volunteered to spearhead drafting of manual. Motion passed unanimously.

IX. Maintenance/Roofing:

Question on contract from Avalon Roofing: Manufacturer of roofing material price per unit building #1 – 7,250.00.

To add to contract to include the parapet wall, also need to add cleaning all debris off gutters and down spouts.

The Board of Directors will approve thru email after revisions are made to the contract.

X. Landscaping

Motion was made by RS and RF to approve Rancho Landscape proposal to fix irrigation system. Motion passed.

XI. Adjournment of meeting: Meeting adjourned to Executive Session at 10:30

The next meeting is Tuesday August 15, 2006.

Submitted by Kathleen Norman Property Manager