

**Beverlywood West Homeowners Association
Board of Directors Regular Meeting
November 21, 2006
Approved**

Officers and Directors Present:

Helen Seid, President (HS)

Michael Gotz, Vice President (MG)

Gerry Stern, Vice President (GS)

John Beard, Secretary (JB)

Rosanne Feild (RF)

Robert Mullens (RM)

Robert Steinberg (RS)

Others Present:

Aaron Barnhardt, 25B

David Bregman, 19F

Ron Davis, 22F

Emelie Gerard, 11C

Spencer Gill, 28B

Carol Greenstein, 19H

Karen Maggio, 9C

Yvette Borcia Stern, 16A

Stephen Stuart, 11F

Natalie Walker, 2E

Kathleen Norman, Classic Property
Management (KN).

The meeting was called to order at 7:05 p.m.

I. Special report from the Board (GS):

A. The Board is in the process of clarifying, in detail and comprehensively, the extent of the problem, including identification of all units that have termites and degree of infestation, and to assess if localized treatment will be effective.

B. The Board will get a termite control company to address current termite problems in identified units. Timing cannot be soon enough; we will have this done as soon as possible.

C. The Board will consider whether or not a complex-wide program is required, now. Key consideration: Will a phased approach be feasible and practical?

D. If required, the Board will proceed with a plan of action, already underway, to gather all necessary information to make an informed decision on who to use, technique, cost, etc.

E. The Board will keep homeowners informed.

II. Discussion from the Floor:

Ron Davis stated that he is not satisfied with Pest Options. It took them 11 months to control the silverfish in his unit. Also, he is concerned with the possible toxic effects of Vikane gas. He recommended that we [BWW] tell the contractors what we want and that we try several contractors in different areas of the complex for a five-year trial period in order to identify the best approach and contractor.

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Spencer Gill requested that the Board not adopt the rule prohibiting dogs from Lot 5.

Aaron Barnhardt expressed his opposition to treating the termite infestations with Vikane® because of the damage it would do to plants and fences, the potential for gas leaks, and the need to move out during the tenting process. He provided copies of two reports on Vikane® [sulfuryl fluoride] to the Board. Mr. Barnhardt also expressed concern about the heat treatment process, and again recommended using the orange oil injection method.

Emelie Gerard asked about the status of earthquake insurance. KN responded that if we get to keep it, we can expect it to cost between \$75,000 and \$100,000. Ms. Gerard said that she can get a Marshall and Swift report on BWW and would like to help in determining what can be done. She will work with Kathleen Norman and Bob Mullens on this matter.

Stephen Stuart said that Pest Options inspected his unit promptly upon request and told him there were no termites in his unit when he saw termites swarming. He said that he would be upset if swarming returns in the spring, is not too concerned about the use of gas to treat for termites, and has confidence in the Board in this matter.

Karen Maggio said that she has a family member who would have a physical reaction to gas if it were used to treat for termites, and that she sees serious health issues with its use. She would prefer that another method be used.

Natalie Walker “seconded” Ms. Maggio’s comments about the termite problem. She also reported the discovery of cat feces on the slide in the tot lot, which is not acceptable. **Stephen Stuart** said that resurfacing the entire tot lot with rubber [similar to the area at El Rincon School] would cost \$80,000, but that he would get estimates for resurfacing part of it.

David Bregman stated that most pet owners that he has talked with want one-year terms for Board members.

III. Agenda:

Motion (GS, RS): Adopt agenda with the following changes:

- 1. Add Tot Lot to VII. Maintenance**
 - 2. Add Lot 5 Dog Rule to VIII, Rules & Judiciary**
- Approved.**

IV. Approval of October Minutes:

Motion (RS, GS): Approve the minutes of the October meeting as presented.
Approved.

V. Monthly Financial Statement: RM reported as follows:

- A. Total assets were \$432,464 at the end of October.**

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B. There were no major expenditures in October.

C. The proposed budget will be sent to homeowners by November 30. It will explain the need for a dues increase to \$390 and state that BWW dues remain the lowest dues in the area.

D. RM recommended that \$75,000 be moved to a nine month certificate of deposit, and reported that five homeowners are in arrears with their dues for more than two months.

Motion (RS, GS): Approve the November financial report and move \$75,000 into a nine month CD. Approved.

VI. Landscaping

A. Yvette Borcia-Stern reviewed the report provided in the Board packet and said that the work of installing new plants to cover retaining walls and of refurbishing flowerbeds along North/South Drive has been completed, but that the full effect will not be visible for months until the plants mature and bloom. She also reported on the need to replace several sprinkler valves, to remove several dead trees, and that the Board needs to decide who will bear the cost of removing homeowner-planted trees that are causing problems.

B. A long-term planting plan will be presented at the December meeting.

C. A retaining wall near building 4 is broken. KN will have it inspected.

VII. Maintenance

New Business:

A. Sewer Line Repairs: KN presented proposals from two plumbing companies to repair the sewer main near buildings 23 and 24, and recommending lining the sewer instead of replacing it. Lining the sewer does not require major excavation and carries a 50-year guarantee.

Motion (JB, GS): Contract with Radisic Plumbing to install lining in sewer main for \$11,000. Approved. KN was instructed to get insurance on Radisic. Also, KN will find the name of the company that BWW used in the past to clean out sewer mains.

B. Sewer Laterals Maintenance Program: KN presented and explained a proposal from Radisic Plumbing for a yearly treatment of all sewer laterals (leading from units to the sewer main). Radisic will hydrojet all sewer laterals and apply Root-X root treatment to cleanouts of all units for \$2,500.

Motion (RS, RF): Contract with Radisic Plumbing to hydrojet all lateral sewers and apply Root-X to cleanouts of all units for \$2,500. Approved.

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C. Tot Lot: After discussion of the problem of cat feces in the tot lot and the high cost of paving the lot with rubber, HS said that she will ask Stephen Stuart to find out what can be done to pave parts of the tot lot for \$5,000.

Old Business:

A. Termite Treatment: Before discussing or deciding what to do about termites further, the Board decided to hold an open meeting December 12 at which it will present the results of its research of articles and reports issued by universities and other non-commercial organizations and agencies regarding types of treatments available and the pros, cons, costs, and other information available about different types of treatments, as well as any new information from vendors. KN will send a notice of the meeting to homeowners.

B. Mansard Roof Facades: Discussion of this issue was tabled until the Maintenance Committee is able to research available options.

VIII. Rules & Judiciary:

A. Election Timetable: Carol Greenstein presented and explained the timetable that the Rules & Judiciary Committee has prepared, and called attention to need to revise the articles of the by-laws pertaining to the election of directors of BWW. Carol and Ilbert Phillips have volunteered to serve as inspectors for the 2007 election, and Michael Gotz will find a third person to serve, as required.

The election will be held February 13, 2007. Nominations are due January 1, 2007. KN will send nomination forms to homeowners in advance. There will be no candidates forum before the election.

Motion (RF, GS): Adopt proposed election timetable and include it in the new Board Handbook that Gerry Stern is developing. Approved.

The Board commends and thanks Carol Greenstein and Ilbert Phillips for the splendid work they have done for Beverlywood West in developing the election procedure and timetable to comply with new law.

B. Lot 5 Dog Problem: The Board tabled further discussion and a decision on the proposed rule change to the next meeting.

IX. Finance: Draft Budget for 2007

New Business:

A. Motion (MG, RS): Record liens against owners G42 and C02 to recover delinquent assessments. Approved.

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X. Manager's Report: KN reviewed and explained the Management Report distributed in the Board packet. The Board accepted the report.

XI. Next Meeting December 19, 2006.

XII. Meeting Adjourned to Executive Session at 9:22 p.m.

John Beard, Secretary