

Beverlywood West Homeowners Association  
Board of Directors Executive Meeting  
August 21, 2007  
**MINUTES**  
**Draft**

**Officers and Directors Present:**

Gerry Stern, President (GS) - Chairperson  
Rosanne Feild, Vice President  
Robert Mullens, Treasurer (RM)  
Anne Cholakian, Director (AC)

Robert Steinberg, Vice President (RS)  
John Beard, Secretary (JB)  
David Bregman, Director (DB)

**Guests:**

Kathleen Norman, Classic Property  
Management (KN).  
Anne Brand (18B), Social/Ciao Committee  
Nicky Bregman (19F)

Helen Seid (20E), Address Change  
Committee  
Bernie Roswig (15C)  
Terry Shenkman (14F)

**I. CALL TO ORDER:** The meeting was called to order at 7:06 p.m.

**II. DISCUSSION FROM THE FLOOR:**

A. One homeowner complained that another homeowner continues to create noise in the alley between buildings 19 and 20 by revving car engines and by cleaning and repairing cars, and that the Board has done nothing about it after having been notified earlier. The homeowner requested to meet with the Judicial Committee regarding this matter.

B. One homeowner expressed disappointment that the Board supports consideration of changing the names of the complex and North/South Drive, and the unit numbers. He said that he believes that the Board violates its fiduciary responsibility by supporting the work of the Address/Name Change Committee, that the idea is “ridiculous and stupid,” and that the Committee is a private group that is pursuing its own agenda.

C. Another homeowner spoke regarding the address/name change survey. She said that she does not blame the board for letting the survey happen, believes that the Board needs to attend to higher priority matters, and that changing the address and name of the complex would be inappropriate.

**III. AGENDA:**

**Motion (RS, GS): Adopt agenda as revised to include a report from the Social/CIAO committee.**

**Approved (Unanimous)**

**IV. APPROVAL OF MINUTES (July 17 meeting):**

**Motion (RS, RF): Approve the minutes of the July meeting as corrected.**

**Approved (Unanimous)**

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**V. SOCIAL/CIAO COMMITTEE:** Anne Brand presented a flyer announcing the International Cuisine Potluck Dinner scheduled for October 6.

**Motion (RF, GS) Approve the flyer**  
**Approved (Unanimous)**

## **VI. FINANCIAL STATEMENT**

**A. July 2007 Financials:** RM reported BWW HJOA has \$437,687 in cash assets as of the end of July--\$24,499 more than at the end of June. \$8,265 was spent on fumigating Building 11. A payment of \$8,830 for concrete repairs had not cleared by month end. There were no other major expenditures in July. Sewer repairs, termite treatments, roof replacements, and irrigation system improvements remain to be completed, and bids for some of this work are to be considered at this meeting.

**Motion (RS, GS): Approve July Financial Report.**  
**Approved (Unanimous)**

## **VII. MAINTENANCE**

Old Business

### **A. Termite Eradication:**

**(1) Presentation:** Martha Dina Argüello, Director, Health and Environment Programs, Physicians for Social Responsibility (PSR), Los Angeles, presented information about the activities of the PSR to promote low risk pest control in Los Angeles. She reported that while the California Office of Environmental Health Hazard Assessment (OEHHA) says that exposure to Sulfuryl Fluoride (aka Vikane®) gas has resulted in serious illness in California, she is not aware of any studies or tests that have been conducted to assess the amount or toxicity of Vikane® gas in furniture, carpeting and other contents of homes after buildings have been fumigated with it.

**(2) Proposals:** Pest Options has submitted the following prices for fumigation:

<u>Building</u>	<u>Price</u>
4	\$3,129
5	\$4,896
7	\$6,213
16	\$7,305

KN reported that she received a letter from the physician of a homeowner in building 16, stating that the homeowner should not be exposed to compounds to such as Vikane, as it will likely exacerbate her condition.

**a. Motion (RM, RF): Proceed to fumigate buildings 4 and 5 with monitoring by a certified industrial hygienist to measure residue of the gas in furniture, carpeting and other contents of the units.**

**Approved (Unanimous)**

**b. Motion (RF, GS): Issue to owners of buildings 7 and 8 60-day notices to register any concerns or objections to fumigating those buildings.**

**Approved (Unanimous)**

**B. Sewers:** RM referred to the motion passed at the June meeting, which was that if a second bid could not be obtained for at least 5% less than the \$16,500 bid from Radisic Plumbing, then KN would contract with Radisic to clean and reline approximately 75 feet of 8" sewer line from buildings 24 and 25 to the next connection. A lower bid could not be obtained, so KN is now authorized to contract with Radisic for the work and to notify owners and occupants when they will need to shut off their water for the project.

**C. Re-roofing:**

**Motion (GS, JB): Proceed to have Avalon Roofing re-roof buildings 2, 5, and 8.**

**Approved (Unanimous)**

**VIII. ARCHITECTURAL**

**A. Screen door color and style:** AC reported that she has information on various makes of screen doors for the Committee to recommend to homeowners who want to install screen doors.

**B. Approval to install a screen door:** AC reported that the Committee has approved a request from Stephen Stuart (11F) to install a screen door.

**IX. LANDSCAPING**

A. Yvette Borcia-Stern presented a report from the Landscaping Committee. Filed.

B. Damage to front wall: The Board instructed KN to proceed with having repairs made to the front wall and shrubbery caused by an automobile collision last week.

**X. ADDRESS/NAME CHANGE COMMITTEE:** Helen Seid reported on the results of the survey conducted by the Committee.

**Motion (RM, RF): Accept the report and table discussion of the matter of address/name change to the September meeting.**

**Approved (Unanimous)**

**XI. MANAGER REPORT**

**Motion (RS, GS): Accept the report**

**Approved (Unanimous)**

**XII. ADJOURN:**

**Motion (RF, JB): Adjourn to executive session**

**Approved (Unanimous) 10:00 p.m.**

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**XIII. NEXT MEETING: September 18, 2007**

John Beard, Secretary