

Beverlywood West Homeowners Association
Board of Directors Executive Meeting
January 16, 2007

MINUTES

Officers and Directors Present:

Helen Seid, President (HS) - Chairperson
Gerry Stern, Vice President (GS)
John Beard, Secretary (JB)
Robert Steinberg, Director (RS)

Michael Gotz, Vice President (MG)
Robert Mullens, Treasurer (RM)
Rosanne Feild, Director (RF)

Guests:

David Bregman, 19F
Hugh Callahan, 16B
Joel Forman,
Emelie Gerard, 11C

Craig Pause, 7C
Ilbert Phillips, 18A
Bernie Roswig, 15C
Kathleen Norman, Classic Property
Management (KN).

I. CALL TO ORDER: The meeting was called to order at 7:05 p.m.

II. DISCUSSION FROM THE FLOOR:

a. One owner expressed concern about the small number of homeowners who are running for election to the Board of Directors, and asked the current directors to continue until they can be replaced. He also said that when Time-Warner took over our cable service, our contacts for problems have changed. He asked that the Board ask the Technology committee to get the names and numbers of the new contacts for cable problems.

b. One owner voiced "displeasure" that people who do not pick up after their dogs caused those who do pick up to lose the right to take their dogs to lot 5.

c. One owner, who said he spoke on behalf of dog owners, said that lot 5 was cleaned up for two to three months before the Board voted to prohibit dogs from lot 5. He also asked the Board to consider creating a dog run along the fence between BWW and the cemetery, five feet wide and approximately 30 feet long.

III. AGENDA:

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

- 1. Move "Update on previous maintenance issues" from New Business to Old Business of Item VIII. Maintenance instead of under New Business.**
 - 2. Add "New Fences" as New Business under Architectural**
 - 3. Add Landscape after Architectural**
 - 4. Move Rules & Judiciary to precede Manager Report.**
- Approved.**

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IV. APPROVAL OF MINUTES (December meeting):

Motion (RM, RF): Approve the minutes (Draft 3) of the December meeting as written. Approved. (For: JB, RF, MG, RM, GS. Abstain: HS, RS.)

V. FINANCIAL STATEMENT

RM reported as follows:

Administrative and operating expenses were well controlled during 2006. Administrative costs were more than \$10,000 under budget, due mainly to reduced legal expenses. Payroll and utility costs were as budgeted. While expenses for contract work related to termite control exceeded budget, other maintenance expenses were more than \$15,000 under budget resulting in overall operating costs being more than \$20,000 under budget.

Reserves were increased more than \$60,000 by the end of 2006, with expenses totaling \$136,204 versus more than \$198,000 in contributions.

Overall, the Board met the needs of BWW in a fiscally responsible manner.

Of the three homeowners reported last month as delinquent in dues, two homeowners have paid up and the third will pay, soon.

Motion (RM, GS): Approved (For: JB, RF, MG, RM, GS, HS, RS. Against: None.)

VI. FINANCIAL MATTERS

New Business

a. Earthquake Insurance: Emile Gerard presented a written report of her search to find better prices than those presented by our current broker of record. After discussion of coverage and price options, the Board decided to poll the opinions of homeowners before deciding what to do about obtaining earthquake insurance for the common areas.

Motion (GS, JB): Send a letter to all homeowners, stating the current earthquake insurance coverage/cost options with a questionnaire for surveying homeowners' preferences regarding those options, and meet Tuesday, February 6 to review the survey results. Approved. (For: All. Against: None.)

VII. TECHNOLOGY

New Business

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a. Solar Power: Joel Forman reported that in exploring the feasibility of using solar power to produce electricity for all common areas, he has found that BWW could get federal and state tax credits and rebates by converting to solar power. Joel said that Culver City would assess our situation at no cost. He will get more information for the next meeting.

VIII. MAINTENANCE

RF reported as follows:

- a. The center stairs in front of building 17 need repair. KN will have them repaired.
- b. The light covers on the center stairs between buildings 9 and 11 are missing. KN will have the covers replaced.
- c. Termites: KN will call everyone in building 11 to see if they agree to tent and fumigate that building.

MOTION (GS, RM): Have building 11 fumigated if the homeowners have no good reasons not to. Approved (For: All. Against: None.)

Further decisions regarding termite extermination remains tabled.

IX. ARCHITECTURAL

a. New Fences: RF reported that BWW could install new patio fences made of vinyl for \$169 each for material only, and that Studio Village has already done it. RF will research further and provide more details at the next Board meeting.

b. Amateur Radio Antenna in Unit 20E: Gerry Feldstein has found that an antenna in his atrium that rises only eight feet above the roof is sufficient for maintaining contact with Fire Station One and is hardly visible from the ground. Gerry will submit a formal request for permission to install such an antenna at a future meeting.

X. LANDSCAPE

GS reported that the Landscape Committee approved removal of an oleander in a common area as requested by a homeowner at the requesting homeowner's expense.

XI. RULES & JUDICIARY

Motion (MG, RS): Adopt the election rules and procedures proposed in the October meeting and sent to homeowners November 2. Approved (For: All. Against: None.)

KN will send the required notice to homeowners within 15 days.

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Motion (MG, RS): Approve Ellen August, Ilbert Phillips and Shari Barrett as inspectors of the next Board of Directors election. Approved (For: All. Against: None.)

KN will send letter to remind all homeowners of the upcoming election February 13.

XII. MANAGER REPORT

KN reviewed the report she presented in the Board packet.

XIII. NEXT MEETING FEBRUARY 13, 2007 (ANNUAL HOMEOWNER'S MEETING)

XIV. ADJOURNMENT TO EXECUTIVE SESSION: 9:15 p.m.

John Beard, Secretary