

Beverlywood West Homeowners Association

Board of Directors Regular Meeting

September 18, 2007

MINUTES

Approved

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:

Anne Brand (18B), Social/Ciao Committee
Nancy Burge (5C)
Karen Maggio (9C)

Helen Miller (10D)
Craig Pause (7C)
Maria Stone (8E)

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

II. DISCUSSION FROM THE FLOOR:

A. A homeowner said that her front porch is cracking and she wants someone to look at it. She also said that a board is loose on her patio gate. (RM said that he and DB have already looked at the porch and are considering what to have done.)

B. A homeowner expressed the following concerns:

1. The slats on her patio fence were not replaced properly after termite repairs. Nails protrude.

2. She cannot tolerate fumigation. Her physician “forbids her from returning” to her unit after it is fumigated with Vikane® gas. Also, she has pets that walk on the carpet.

3. She was not notified in advance that her building would be re-roofed. The roofers remove a skylight of the bathroom while her son was in the shower. Residue fell in the bathroom, debris was left in the atrium, and the roofers blocked entry to their garage with their truck.

4. She is in favor of changing the address to facilitate faster emergency response.

C. A homeowner expressed the following concerns:

1. The proposed changes to the parking rules would be a problem because he has two cars that are longer than 19 feet.

2. Boards were not properly installed or painted on his patio fence. (AC will inspect.)

3. He and his wife will be gone during the next two months. He needs to know what to do regarding termite fumigation before he leaves.

D. A homeowner requested that exceptions be made to the parking sticker rule for residents for whom stickers could put them at risk.

E. A homeowner expressed concern that the recreation building is not being properly cleaned and maintained.

III. AGENDA:

Motion (RF, RS): Adopt agenda as revised
Approved (Unanimous)

IV. APPROVAL OF MINUTES (August 21 meeting):

Motion (RF, RS): Approve the minutes of the August meeting as written.
Approved (Unanimous)

V. FINANCIAL STATEMENT

A. August /2007 Financials:

1. RM reported that the total at the end of August, BWW assets increased by nearly \$25,000 from last month to \$462,280. Operating expenses were well within budget guidelines last month. Reserve expenses to date this year have totaled \$84,365 while reserve fund contributions have been over \$160,000. However additional reserve expenses totaling about \$110,000 have been completed or approved for action. This includes irrigation repairs (\$26,000), sewer repairs (\$16,000), reroofing (\$59,000), and fumigation (\$8,000). Upon completion and payment of this work, BWW should be on budget for reserve expenditures.

2. Three homeowners are in arrears with their dues. Without KN present, no action can be taken at this meeting.

3. RM will transfer \$75,000 to a 5.13% CD.

Motion (DB, GS): Approve August Financial Report.
Approved (Unanimous)

B. Draft Budget for 2008: No report

VI. SOCIAL/CIAO COMMITTEE: Anne Brand presented a flyer announcing the Halloween Trick-or-Treat Parade.

VII. MAINTENANCE

A. Pet waste in area near building 14 and volleyball court: After discussion of continuing complaints of dog waste being left in the area, RM said that he will follow-up with KN to determine what to do and how much it might cost.

B. Report on claim for damage caused by auto accident August 19: (Tabled to next meeting when KN can be present.)

VIII. ARCHITECTURAL

A. Unit 1B Atrium: The matter of requiring the owner of 1B to repaint their visible atrium wall to match color of building exterior was discussed further, as the color remains unchanged.

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Motion (DB, RM) Notify the owner to repaint the wall of the atrium that is visible from the street to match the exterior of the building within 14 days or be subject to a fine.

Approved (For: DB, RF, RM, GS, and RS. Against: JB, AC)

B. Architectural approval request: The owner of 24A requested approval of work done by previous owner in order to obtain permit retroactively.

C. Solar heat/power: (Tabled to next meeting)

IX. ADDRESS/NAME CHANGE COMMITTEE: On behalf of the Committee, Yvette Borcia-Stern presented to the Board a report on the results of the survey it conducted, so far, requested a “workshop” with the Board, and requested approval to continue to survey the homeowners and obtain more complete cost information. The Board received the report and tabled further discussion and consideration of the matter.

X. RULES & JUDICIAL COMMITTEE: The Board discussed the request from a homeowner to mediate disputes he raised regarding (1) the Board’s authority to change the name of the complex, the name of North/South Drive, and the numbers of individual units and (2) the veracity of information in the brochure distributed by the Address/Name Change Committee.

Motion (RF, DB): Disband the Address/Name Change Committee
Disapproved (For: DB, RF. Against: JB, AC, RM, RS, GS)

Motion (RS, JB): Table further discussion and decision how to respond to request to mediate until the Board has better understanding of its authority and responsibility relative to the matter.

Approved (Unanimous)

XI. MANAGER REPORT (No report available due to KN absence)

XII. ADJOURN TO EXECUTIVE SESSION:

Motion (RS, GS): Adjourn to executive session
Approved (Unanimous) 10:00 p.m.

XIII. NEXT MEETING: October 16, 2007

John Beard, Secretary