

BW W.
Minutes

Jane/ Norm

MANAGER REPORT ON BOARD MEETING
ASSOCIATION BEVERLYWOOD WEST

DATE: February 28, 1979

A. CAC ACTION ITEMS:

1. Cynthia list was distributed - no BOD comments
2. I collected phone numbers and duties on new BOD
3. Presentation of yellow packets & CAC contract
4. BOD voted to dismiss Continental and hire California Cleaning Service at \$350.00/mo.
5. I was instructed to have jacuzzi tiles replaced
6. Get bid for re-grouting same
7. BOD request copies of rules and fine schedules of other Condo

CAC ~~the~~ only
provide yellow
pkg set of rules
- we do not
provide specifics
from other Condos.

almost
all fines
are \$25 each

B. FINANCIAL PROBLEMS:

1. BOD decided to hold off on paving, painting and re-grouting bids until funds built up.
2. Reddin Security insists he is still owed \$535.85, BOD wishes our bookkeepers to meet personally with theirs to reconcile.
3. Complaint re: \$241.77 bill from Pacemaker Ind. for 1 Mercury light repair - BOD requests exact written statement of work and time. - Possibly file complaint to State Board of Contractors.

Norma/Jane
Norma

Not CAC's repair

C. OTHER SIGNIFICANT ITEMS:

1. Presentation by Norm- Marina Electronics - repair of deteriorating underground TV cable.
2. Lengthy discussion re: revising CC&R's
3. Lengthy discussion re: mortgaging Rec Bldg. to pay for remodeling for residential purpose to include on site security and/or management.
4. Committee assigned to set up new rules and fine schedule.

NORMA SHARPE

BEVERLYWOOD WEST RECREATION CLUB
MINUTES OF MEETING
February 28, 1979

BOARD RECREATION BOARD 1979

PRES. Bob Leventhal
V.P. Dorothy Eldan
SEC. John Niedercorn
TREAS. Marv Goodman

MEMBER David Bregman
MEMBER Susan Frank
MEMBER Ernie Fybel
MEMBER Bob Steinberg
MEMBER Yvette Stern

218 MANAGEMENT COMPANY REPRESENTATIVE Norma Sharpe

The meeting was called to order at 7:35 P.M. Present were Leventhal, Eldan, Niedercorn, Goodman, Bregman, Frank, Steinberg and Stern. Fybel was absent. The minutes of the meeting of February 13, 1979, were approved.

Management Report

1. CAC passed out some written material called "CAC INFORMATION PACKAGE" and a copy of the management agreement between CAC and the Recreation Board. A status report covering the time period of November 17, 1978 to January 17, 1979 was also provided.
2. Scott Cole will be asked to replace a few broken tiles in the jacuzzi.
3. It was moved, seconded and passed to hire California Cleaning Services to do our janitorial work. The owner's name is Carlo Bianchi. The fee will be \$350 a month. We will try to get him to agree not to raise the rate for twelve months, if possible.
4. It was moved, seconded and passed to reinstitute a \$25 cash deposit from persons desiring to reserve the party room for a party. This policy may be amended, elaborated or revised during the next few months after more time has been devoted to study of the problem. *Wc*
5. It was moved, seconded and passed to pay a bill of \$15.90 resulting from a cost overrun on the job involving putting iron bars over the windows of the Recreation Building. *N*
6. The question of repairing pot holes in North-South Drive was tabled until the May meeting.
7. CAC is unhappy about paying the utility bills of the various phases. Norma is attempting to resolve this matter. *Read CAC letter to BOD*
8. Mrs. Thompson in Unit 18-A was billed for \$30 for damage resulting from a teenage party. She believes her daughter paid the money to a member of the 1978 Recreation Board. No Board member knows anything about this matter. Bob Steinberg will investigate.
9. The question of sand blasting the Recreation Building was postponed until some future meeting.

10. The question of moisture on the walls in the gym was also postponed.
 11. The jacuzzi seems to have been kicking off irregularly. This matter will be investigated.
- Bob wants this item resolved asap
- Tom Reddin claims we still owe him \$535.85. His billing has been faulty and CAC believes everything has been properly paid. Norma will have Reddin's people meet with CAC to resolve the matter.

President's Report

Bob Leventhal reported that he is investigating the question of building an apartment for a resident manager. To do this would require a change in the Rec Board CCR's.

Old Business

1. An extensive discussion of our TV problems took place. It was decided to devote the entire meeting of Wednesday, March 14 to this problem.
2. The following persons have been appointed to serve on the merger committee:

Recreation Board:	Bob Leventhal (Chairman)
Phase A:	Nancy Leventhal
Phase I:	Bob Fiddes
Phase II:	Neil Frank
Phase III:	Chuck Elder
3. Phase A presented the Rec Board with a bill from Ruben Gonzales for \$1500, requesting reimbursement for repair of drains. Last year's Rec Board agreed to pay for these repairs before June 1, 1979. The current Board will honor this commitment.
4. Bob Steinberg presented a written charter for the Rules and Judicial Committee.
5. Yvette Stern presented a written charter for the Gardening Committee.
6. Susan Frank presented a written charter for the Community and Social Activities Committee.
7. We have received a request from Coldwell Banker for data regarding monies owed the Rec Board by the Bustamantes so they can complete the escrow.

New Business

None

Adjournment

The meeting was adjourned at 11:20 P.M.

Next Meetings

1. The next meeting of the Recreation Board will be a special session devoted entirely to exploring our T.V. problems. This meeting will take place at 7:30 on Wednesday March 14 in the Party Room.
2. Our regular monthly meetings will take place on the fourth Thursday of the month. Therefore, the next regular monthly meeting will be on Thursday, March 22 at 7:30 P.M. in the Party Room.

RULES AND JUDICIAL COMMITTEE

CHARTER

Rules of conduct, regulating the use of common property by homeowners, their children, employees and invitees, are authorized by the C. C. and R.'s of BWW Recreation Club, Inc. ("The Club") and are overwhelmingly endorsed by said homeowners.

The charge of the Rules and Judiciary Committee of The Club is to formulate rules and regulations, pertaining to the use of premises and facilities directly under the jurisdiction of The Club or delegated to The Club for supervision and maintenance, that are reasonably necessary to assure maximum enjoyment of such property by the homeowners in its entirety.

Inherent within rules and regulations of conduct is the authority to discipline for violations of the same. This committee is charged with the formulation of reasonable disciplinary measures to redress violations, and procedures to safeguard the rights of homeowners accused of violating said rules and regulations.

The authority of this committee to conduct its affairs is controlled by The Club and it shall remain responsive to the needs and desires of the homeowners.

R. D. Steinberg

Chairman

GARDENING COMMITTEE
CHARTER

1. Make long term plans involving changes and additions to present landscape and work into budget.
2. Meet with gardening contractor once a month to walk the grounds and plan future work with him.
3. Approve of all gardening expenditures each month. Initial gardening bid before it is submitted to CAC.
4. Periodically check with gardening foreman, to communicate day-to-day needs.

COMMUNITY AND SOCIAL ACTIVITIES COMMITTEE
CHARTER

1. Receive minutes and distribute to board members.
2. Prepare and distribute newsletter to residents.
3. Organize and/or supervise:
 - a. party room reservations, deposits, etc. (new form to be prepared)
 - b. children's activities: Easter Egg Hunt, vacation events
 - c. adult & family activities: holiday barbeques, game nights, etc.