



July 20, 2011 at 6 PM

Location: Crosswoods Meeting Room

I. Preliminary

- A. Called to order at 6:00PM by Mr. Leach.
- B. Roll Call.
 - i. Members Present – Mr. Leach, Ms. Childers, Ms. Lake, Mr. Bain and Ms. Hauge. Quorum established.
 - ii. Directors absent –Mr. Ogden and Mr. Bryson.
 - iii. Others Present – GM Paul Schorno and Administrative Asst. Jaz Tuala.
 - iv. Homeowners Present: F&I Chair, Stan Spalding.
- C. Members Forum – Limited to 3 minutes per owner.
 - i. Mr. Leach acknowledged recent passing of former F&I Committee member and Board member, Ms. Janet Vail. The Board's sympathies are with her loved ones. Mr. Spalding also recognized Mel Powell's years of service to Crosswoods. He and his wife have moved out of Crosswoods.

II. Consent Calendar

- A. SEE HANDOUT.

Motion #1: Ms. Childers moved to approve the consent calendar for July 20, 2011. Seconded by Mr. Bain. Motion unanimously approved.

III. Approval/Acceptance/Review of Minutes

- A. Board Meeting Minutes for Approval:
 - i. Regular Session: June 22, 2011
 - 1. Ms. Lake advised that "others members present:" needs to be revised to reflect those in attendance.

Motion #2: Ms. Hauge moved to approve the June 22, 2011 minutes with the corrections. Seconded by Ms. Lake. Motion unanimously approved.

- B. Committee Minutes for Acceptance:
 - i. Finance & Insurance – June 15, 2011

Motion #3: Ms. Lake moved to accept F&I minutes from June 15, 2011. Seconded by Ms. Childers. Motion unanimously accepted.

- ii. Pool Committee – June 14, 2011.
 - 1. Mr. Leach inquired as to whether there is significant unauthorized pool use.
 - 2. Ms. Hauge reported that the pool committee would like survey the pools on heavy usage days as there may be transient usage due to members propping the gates open. The committee thinks that if the Board and Committee would conduct the survey, it would spark awareness.

Motion #4: Ms. Lake moved to accept Pool Committee minutes from June 14, 2011. Seconded by Mr. Bain. Motion unanimously accepted.

- C. Committee Minutes for Review:
 - i. Finance & Insurance – Draft July 18, 2011

1. In reference to a reimbursement for pipe repairs, Ms. Hauge inquired whether the location of all pipes and lines is identifiable at each unit. Mr. Schorno advised that the portable saws help to control the depth of any cutting at buildings however, the location of the pipes and any lines is not precisely known within the walls.
- ii. Pool Committee – Draft July 12, 2011
 1. Ms. Childers inquired whether a request for pool furniture has been made. Ms. Hauge advised that the committee would especially like new furniture at the retreat pool for next year. The retreat pool is getting more use due to the warmer weather and recent tree trimming.

IV. Reports

A. Treasurer's Report

- i. Mr. Spalding reviewed the June financials. The variance report adequately reviews the financials. All together under budget by approximately \$12,000.
- ii. The reserve category of "Miscellaneous, lights and CC&Rs" has been changed to "Underground Utilities." This category includes sewer, water and lighting lines.
- iii. Mr. Schorno reviewed the late list. Mr. Bain inquired whether the association could cancel the cable service and other privileges of delinquent homeowners. Mr. Schorno will check on it.

B. Manager's Report

- i. Mr. Schorno advised that we no longer have an Irrigation specialist on staff. Several leaks have been discovered including a large leak on San Altos which has recently been repaired. Mr. Schorno will look into possible leaks on Ebano and other high usage areas. Cal-Am representatives were unclear as to whether the funds for reimbursement of the water conservation areas are still available.

C. Committee Reports

- i. Neighborhood Watch Report.
 1. Ms. Lake feels that Crosswoods should contribute financially to the refreshments for the National Night Out. Mr. Bain was in agreement.

V. Old Business

A. Work Order Update

- i. Mr. Schorno advised that some of the work orders generated are because our employees tell owners to request work that is considered part of regular maintenance. Mondays are area canvassing days, dedicated to identifying what should be prioritized.

B. Committee Membership Requirements

- i. Stan discourages restricting the number of members that can serve on a committee. The committee chairpersons should be able to identify the most efficient number of members for their committee.
- ii. Ms. Lake will discuss committee requirements with Landscape chair, Bob Acrea.

C. Landscape Cost Sharing Guidelines

- i. Tabled for additional information from the Landscape Committee. No Committee meeting was held in July.

VI. New Business

A. Fine Schedule Update

- i. Ms. Lake recommended that parking violations be \$25 per day and subject to towing on the 4th day.

Motion #5: Ms. Childers moved to accept fine schedule as amended and distribute to members for notice and comment. Seconded by Ms. Lake. Motion unanimously approved.

VII. Adjourn to Executive Session at 7:25PM

Respectfully submitted.

Leslie Lake, Secretary

Date of Approval

Alan Leach, Board President

Date of Approval