

September 28, 2011 at 6 PM

Location: Crosswoods Meeting Room

- I. Preliminary
 - A. Called to order at 6:01 pm by Alan Leach
 - B. Roll Call by Jaz Tuala.
 - i. Members Present: Mr. Bain, Mr. Bryson, Ms. Hauge and Mr. Leach. Quorum established.
 - ii. Not Present: Mr. Ogden, Ms. Childers and Ms. Lake
 - iii. Others Present: GM Paul Schorno, Admin. Jaz Tuala, F&I Chair- Stan Spalding and Michael Blanda.
 - C. Members Forum – Limited to 3 minutes per owner.
 - i. None.
- II. Consent Calendar – Revision A emailed and distributed at the Board Meeting.
(The following is an excerpt from the September 28, 2011 Revision A Consent Calendar)
 - A. As recommended by the Landscape Committee, App. #1493 at 6507 Amado, Remove two dead bushes in the rear and one star jasmine by the deck. Replace star jasmine with 2 nandina domestica. HO's expense.
 - B. As recommended by the Landscape Committee, App. # 1494 at 7007-7009 San Felipe Court, Remove two pin oaks and trim one valley oak at rear of property. Remove liquid amber at front. HOA Expense.
 - C. As recommended by the Landscape Committee, App# 1495 at 7029 Rancho Mirage, place several used bricks at front corner location and fill in with cobble. HO expense.
 - D. As recommended by the Landscape Committee, App#1496 at 7046 San Altos Circle, replace tree with a red leaf maple October Glory. HOA expense.
 - E. As recommended by the Landscape Committee, App#1498 at 6912 Navarro Court, remove 7 nandinas (which can be transplanted to other homes) in front and replace with 3 multi-trunk crape myrtles at HO's expense. Remove 2 dying Oregon grape shrubs by the driveway and replace with 4 little Johns. Re-seed lawn at rear in the springtime.
 - F. As recommended by the Landscape Committee, App#1499 at 6928-6930 Toluca Ln., Refurbish front lawn around existing maples, HOA expense. Plant 4 camellias by A/C unit and add mulch between the two homes. Put cobble into area around existing crape myrtles, and place shrubs (4 gardenias) in that area. HO to pay for plants. Clean existing gravel drain.
 - G. As recommended by the Landscape Committee, replace original plants at 6900 Monticello with 5 low-growing plants. HOA expense.
 - H. As recommended by the Landscape Committee, Rototill and remove grass at 6903 Navarro Ct. Plant Vinca Minor, to be purchased by HO.
 - I. As recommended by the Architectural Control Committee, deny Application #3529 requesting installation of Retractable Sunsetter Awning over deck.
 - J. As recommended by the Architectural Control Committee, upon receipt of signed installation maintenance wavier, approve application #3530 for solar tube.

Motion #1: Ms. Hauge moved to approve the September 28, 2011 Revision A Consent Calendar. Seconded by Mr. Bryson. Revision A Consent Calendar unanimously approved.

III. Approval/Acceptance/Review of Minutes

- A. Board Meeting Minutes for Approval:
 - i. Regular Session: August 24, 2011

Motion# 2: Mr. Bryson moved to approve the August 24, 2011 regular session minutes as submitted. Seconded by Mr. Bain. Unanimously approved.

- i. Joint Board and F&I Committee Budget Review Session: 08-17-11

Motion#3: Mr. Bryson moved to approve the Budget Review Session minutes from 8-17-11 as submitted. Seconded by Ms. Hauge. Unanimously approved.

- ii. Joint Board and F&I Committee Budget Review Session: 08-31-11

Board of Directors Regular Session Minutes

Motion#4: Ms. Hauge moved to approve the Budget Review Session minutes from 08-31-11 as submitted. Seconded by Mr. Bain. Unanimously approved.

- iii. Joint Board and F&I Committee Budget Review Session: 09-14-11
 - a. Mr. Schorno corrected the date on the minutes which was held on 09-14-11.

Motion#5: Ms. Hauge moved to approve the Budget Review Session minutes from 09-14-11 as corrected. Seconded by Mr. Bryson. Unanimously approved.

- B. Committee Minutes for Acceptance:
 - i. Architectural Control – May 3, 2011

Motion #6: Mr. Bryson moved to accept the May 3, 2011 ACC minutes as submitted. Seconded by Ms. Hauge. Unanimously approved.

- ii. Landscape Committee – August 9, 2011

Motion #7: Mr. Bain moved to accept the August 9, 2011 Landscape minutes as submitted. Seconded by Mr. Bryson. Unanimously accepted.

- iii. Finance & Insurance – August 24, 2011

Motion #8: Ms. Hauge moved to accept the August 24, 2011 F&I minutes as submitted. Seconded by Mr. Bain. Unanimously accepted.

- iv. Pool Committee – August 9, 2011

Motion #9: Ms. Hauge moved to accept the August 9, 2011 Pool Committee minutes as submitted. Seconded by Mr. Bryson. Unanimously accepted.

C. Committee Minutes for Review:

- i. ACC – Discussion about the approval of white framed windows in the future and upholding the existing policy of non-white framed windows. Mr. Leach referred to the comment stating the approval of future “white framed windows,” adding that white framed windows are not approved and should not be considered unless a new color scheme is adopted.
- ii. Landscape – Discussion: Water conservation rebate program of Cal-Am has ended. However, the Association is still planning to continue with the conservation projects in some areas. The unauthorized plantings at 6900 Monticello were removed.
- iii. FI Minutes - Discussion: The path paving plan repair map for 2011 is available in the office for review.
- iv. Pool – Discussion: Prices are being obtained for the future proposed pool gate locking system. The Main pool will remain open through part of October, weather permitting.

IV. Reports

A. Treasurer’s Report –

- i. GM Schorno reviewed the financials and variance report. Looking into a delinquent unit who may be collecting rent. The collection attorney has been notified.
- ii. Ms. Hauge – Employee benefit should be budgeted for all employees whether they take it or not.

B. Manager’s Report –

- i. Irrigation controller was being powered by electricity from a unit which was discovered when the power was turned off by SMUD. With the consent of the Owner, electricity is being received from 7054 La Cima to power the controller. There may be 2 other similar situations.
- ii. Mr. Spalding advised that it may not have been unusual for the Association to tie into a homeowners utility supply line if it was convenient.
- iii. Satellite Irrigation system was malfunctioning and under-watering. Right now, manipulated to properly water with the right amount is being applied. The new irrigation satellite receiver is scheduled to be replaced.

V. Old Business

A. Work Order Update

- i. Ms. Hauge commented on the dates for the oldest work orders. Mr. Schorno follow-up on the oldest work orders.

VI. New Business

A. Proposed 2012 Budget

- i. The proposed budget reflects an increase of \$16 per month. \$10 of that increase is due to reserve, the same as the current year and for the next 2 budget years. Operating budget is increased by \$6 with \$2 due to Comcast increase. The proposed dues for 2012 will be \$363 per unit, per month.

Motion #10: Ms. Hauge moved to approve the recommended 2012 budget with an increase of \$16 per month per unit in 2012. The increase will allocate an additional \$10/unit/month for Reserves fund and \$6/unit/month for the operating fund. Seconded by Mr. Bain. Unanimously approved.

B. Concrete and Asphalt Repairs.

Motion #11: Mr. Bain moved to approve the concrete proposal from Action Asphalt, as recommended by the F&I Committee. Seconded by Bryson. Unanimously approved.

Motion #12: Ms. Hauge moved to approve the asphalt proposal from Action Asphalt, as recommended by the F&I Committee. Seconded by Mr. Bain. Unanimously approved.

C. Approval of F&I Committee Member

Motion #13: Mr. Bryson recommended the appointment of Robert Loose to the Finance and Insurance Committee. Seconded by Mr. Bain. Unanimously approved.

D. Rental Applications: 2011-03

- i. 6915 Vera Cruz.
- ii. Ms. Hauge recommended issuing courtesy letter to renters regarding most common violations.

Motion #14: Mr. Bain moved to approve Rental Application 2011-03. Seconded by Ms. Hauge. Unanimously approved.

E. Liens:

- i. APN: 229-0470-0003-0000, 229-0670-013 and 229-0540-019

Motion #15: Mr. Bryson moved to approve the liens against the following parcels: 229-0470-0003-0000, 229-0670-013 & 229-0540-019. Seconded by Mr. Bain. Unanimously approved.

VII. Adjourn to executive session 7:25 PM

Respectfully submitted,

Jaz Tuala, Admin. Asst. to GM

Date of Approval

Alan Leach, Board President

Date of Approval