

EL DORADO LAKES CONDOMINIUM ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 16, 2018

The Regular Meeting of the Board of Directors of the El Dorado Lakes Condominium Association, Inc. was held on Monday, April 16, 2108, at the Association's Clubhouse in Long Beach, CA. The Meeting was called to order at 6:30 p.m. by the Vice President, Lisa Massacani.

CALL TO  
ORDER

Directors Present:           Janell Hiebert  
                                      Lisa Massacani  
                                      Lynda Roberts  
                                      Hien Tran  
                                      April Ward  
                                      Joanne Watanabe

Directors Absent:           Dominic Dougherty

Representing Cardinal:    Lisa Bryce

Others Present:            Susan Bisso  
                                      Lee Bowley  
                                      Helene Creager  
                                      Ronda Howard  
                                      Elaine Quinn  
                                      Shyraun Ruffin  
                                      Steve Schnowit  
                                      Anna Sharples  
                                      Ellen Slaton

It was announced that the Board met in Executive Session prior to this Meeting to approve Minutes, and to discuss legal matters.

EXECUTIVE ANN.

Steve Schnowit reported that quorum had not been met to hold the Annual Meeting, as only 122 of the necessary 132 ballots had been received. It was announced that the Second Calling of the Annual Meeting would be held on April 26, 2018, at 10:00 a.m. at Cardinal Property Management.

ANNUAL MEETING

The Vice President, Lisa Massacani, opened the Homeowner Forum.

H/O FORUM

The owner of unit #22K was present to report that the light on her patio was not repaired. Cardinal informed the owner that a work order had been issued. No action was required.

UNIT #22K

The owner of unit #26J was present to discuss the bushes next to a neighboring unit needed to be trimmed. No action was required.

UNIT #26J

<p>The owner of unit #5I was present to report repairs that were needed in her garage, a desire to serve on the Landscape Committee, a light out in carport #631, and the Board not listening to owners. Cardinal was requested to issue a work order to have the light repaired.</p>	<p>UNIT #5I</p>
<p>The owner of unit #3M was present to thank Cardinal for their quick response when the community had no hot water, and to discuss the Annual Meeting. No action was required.</p>	<p>UNIT #3M</p>
<p>The owner of unit #18K was present to discuss community maps, and bird feeders. No action was required.</p>	<p>UNIT #18K</p>
<p>Cardinal was directed to request Newport Exterminating provide weekly/monthly pesticide reports and to add them to the Board Packets.</p>	<p>NEWPORT EXTERMINATING</p>
<p>Director Massacani closed the Homeowner Forum, as there were no further owners present who wished to address the Board.</p>	<p>H/O FORUM CLOSED</p>
<p>A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the March 26, 2018 Regular Meeting as submitted. Cardinal was requested to post the "Approved" Minutes to the website.</p>	<p>APPROVAL OF THE MINUTES</p>
<p>A Motion was duly made, seconded, and unanimously carried to accept the February 2018 and March 2018 Financial Statements as prepared, subject to audit.</p>	<p>FINANCIAL REPORTS</p>
<p>The Directors reviewed the Aging Report. No action was required.</p>	<p>AGING REPORT</p>
<p>The Directors reviewed the Collection Status Report. No action was required.</p>	<p>COLLECTION STATUS REPORT</p>
<p>There was no Architectural Committee report.</p>	<p>ARCH. CMTE.</p>
<p>The Clubhouse Chair discussed the successful community event to help the community turn in their ballot, frustration regarding large items not being picked up, the possibility of having more social activities in the summer, and the pool table pockets needing to be repaired. No action was required.</p>	<p>CLUBHOUSE CMTE.</p>
<p>The Communication Committee reported that the next newsletter would be compiled after the new Board was in place. No action was required.</p>	<p>COMMUNICATION CMTE.</p>
<p>The Emergency Preparedness Committee reported that they would be holding a</p>	<p>EMERGENCY</p>

community event on May 16, 2018. No action was required.

The Directors reviewed the proposals from Daniel Leonard, Inouye, Shively, and Klatt, and Owens and Moskowitz. A Motion was duly made, seconded, and unanimously carried to approve Daniel Leonard to perform and prepare the 2017/2018 Audit and Tax Returns. Cardinal was requested to inform the vendors of the Board's decision.

The Directors reviewed the March 2018 legal invoices. No action was required.

The Directors reviewed the 2018/2019 draft Budget. A Motion was duly made, seconded, and unanimously carried to accept the 2018/2019 draft Budget. Cardinal was requested to mail the 2018/2019 Budget to the membership.

The Directors discussed the plant obstruction at unit #23K. No action was required.

The Directors reviewed proposal #61769 from Harvest Landscape. A Motion was duly made, seconded, and unanimously carried to deny proposal #61769 from Harvest Landscape to install new plants by unit #23K. Cardinal was requested to inform the vendor of the Board's decision.

The Directors reviewed proposal #61779 from Harvest Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal #61779 from Harvest Landscape to remove and transplant the plants by unit #23K at a cost of \$291.70. Cardinal was requested to inform the vendor of the Board's decision and to inform the owner if they trim the Association plants again, the cleanup would be at the owner's expense.

The Directors reviewed the correspondence from the owner with account #ED-0017-0258-01 regarding plants that needed to be trimmed. No action was required.

The Directors reviewed proposal #61581 from Harvest Landscape. A Motion was duly made, seconded, and unanimously carried to deny proposal #61581 from Harvest Landscape for drain installation at unit #10E. Cardinal was requested to inform the vendor of the Board's decision.

The Directors tabled review of proposal #61585 from Harvest Landscape for drain installation to the next Board Meeting. Cardinal was requested to add this item to the May 2018 Agenda and to inform the vendor of the Board's decision.

PREPAREDNESS  
CMTE.  
2017/2018 AUDIT  
AND TAX  
RETURNS

LEGAL INVOICES

2018/2019 BUDGET

UNIT #23K

HARVEST  
LANDSCAPE  
DENIED PROPOSAL

HARVEST  
LANDSCAPE  
APPROVED  
PROPOSAL

#ED-0017-0258-01

HARVEST  
LANDSCAPE  
DENIED PROPOSAL

HARVEST  
LANDSCAPE  
TABLED  
PROPOSAL

<p>The Directors reviewed proposal #61576 from Harvest Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal #61576 from Harvest Landscape to install a drain line at unit #6A at a cost of \$2,321.32. Cardinal was requested to inform the vendor and owner of the Board's decision.</p>	HARVEST LANDSCAPE APPROVED PROPOSAL
<p>There was no report from the Maintenance Committee. No action was required.</p>	MAINTENANCE CMTE.
<p>There was no report from the Security Maintenance Committee. No action was required.</p>	SECURITY MAINT. CMTE.
<p>The Directors tabled the discussion regarding vendor parking to the next Board Meeting. Cardinal was requested to add this item to the May 2018 Agenda.</p>	VENDOR PARKING
<p>The Directors reviewed the proposal from Accurate Termite. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Accurate Termite for termite repairs at unit #26I at a cost of \$1,243.00. Cardinal was requested to inform the vendor and owner of the Board's decision.</p>	ACCURATE TERMITE APPROVED PROPOSAL
<p>The Directors reviewed the proposal from Antis Roofing. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Antis Roofing for roof and flashing repairs at unit #10G at a cost of \$2,036.00. Cardinal was requested to inform the vendor and owner of the Board's decision.</p>	ANTIS ROOFING APPROVED PROPOSAL
<p>The Directors tabled review of the proposal from Island Pacific to the next Board Meeting for storage door replacement at unit #12C. Cardinal was requested to add the item to the May 2018 Board packet and two obtain two new bids.</p>	ISLAND PACIFIC TABLED PROPOSAL
<p>The Directors tabled review of the proposal from Island Pacific to the next Board Meeting for deck caulking repair at unit #19A. Cardinal was requested to add the item to the May 2018 Board packet and two obtain two new bids.</p>	ISLAND PACIFIC TABLED PROPOSAL
<p>The Directors reviewed the proposal from Island Pacific. A Motion was duly made, seconded, and unanimously carried to approve the proposal for drywall repair at unit #19H at a cost of \$4,110.00. Cardinal was requested to inform the owner and vendor of the Board's decision.</p>	ISLAND PACIFIC APPROVED PROPOSAL
<p>The Directors reviewed the appeal correspondence from the owner with account #ED-0017-0163-01 requesting to have a previously assessed fine removed from their account. A Motion was duly made, seconded, and unanimously carried to approve removing the previously assessed fine from their account in the amount of \$50.00. Cardinal was requested to inform the owner of the Board's decision.</p>	#ED-0017-0163-01

The Directors reviewed the correspondence from the owner with account #ED-0017-0203-02 requesting to have a mirror installed in their carport to help with the blind corner. A Motion was duly made, seconded, and unanimously carried to approve installing a mirror in the carport. Cardinal was requested to inform the owner of the Board's decision, and to purchase and install the mirror.

#ED-0017-0203-02

The Directors reviewed the correspondence from Patrol One regarding a rate increase. No action was required.

PATROL ONE RATE INCREASE

The Directors reviewed the annual calendar. No action was required.

ANNUAL CALENDAR

There being no further business, the Meeting was adjourned at 8:07 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Lisa Massacani, Vice President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

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I, Lynda Roberts, appointed Secretary of El Dorado Lakes Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of El Dorado Lakes Homeowners Association Meeting held on April 16, 2018, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Lynda Roberts, Secretary

\_\_\_\_\_  
Date