

GARDEN ESTATES MAINTENANCE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MARCH 13, 2018

The Regular Meeting of the Board of Directors of the Garden Estates Maintenance Association was held on Tuesday, March 13, 2018, at the Woodbridge Village Clubhouse, 31 Creek Road, Irvine, CA. The President, Jonathan Burke, called the Meeting to order at 6:35 p.m.

Directors Present: Jonathan Burke  
Steve Corea  
Lee Schneider  
Katherine Williams

Directors Absent: None

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: Betsy Bellotti  
Dave Nelson

A Motion was duly made, seconded, and unanimously carried to approve the February 13, 2018 Regular Meeting Minutes, as submitted.

A Motion was duly made, seconded, and unanimously carried to accept the January 2018 Financial Statement as presented, subject to audit.

The Directors reviewed the current Aging Report. There was no action required.

Director Burke opened the Homeowner Forum.

The owner from 494 E. Yale Loop was present to report coyote tracks in their front yard. No action was required.

The owner from 404 E. Yale Loop was present to discuss the current garage door painting and stated that the brown garage doors do not match. Cardinal was requested to follow up with the vendor to inquire what method was used to match the brown color.

As there were no other owners who wished to address the Board, the Homeowner Forum was closed.

There was no report from the Architectural Committee. No action was required.

The Directors reviewed the proposal from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal #6857 from Las Flores Landscape for the annual tree trimming at a cost of \$16,205.00. Cardinal was requested to inform the vendor of the Board's decision.

CALL TO  
ORDER

APPROVED  
MINUTES

FINANCIAL  
STATEMENTS

AGING REPORT

H/O FORUM

494 E. YALE LOOP

404 E. YALE LOOP

H/O FORUM  
CLOSED

ARCH. CMTE.

LAS FLORES  
LANDSCAPE  
APPROVED  
PROPOSAL

The Directors tabled the discussion on cell phone towers to the next Board Meeting. Cardinal was requested to add this item to the April 2018 Board Meeting Agenda.

CELL PHONE  
TOWERS

The Directors reviewed proposal #CS-GE-01 from CPR Construction. A Motion was duly made, seconded, and unanimously carried to deny proposal #CS-GE-01 from CPR Construction due to the scope of work being inaccurate. Cardinal was requested to inform the vendor of the Board's decision. Cardinal was requested to email James Poe at Vinco Construction and ask him to coordinate with the Board of Directors a time to walk the community and assess the damaged fencing.

CPR CONST.  
DENIED  
PROPOSAL

The Directors reviewed the Newport Exterminating proposal. A Motion was duly made, seconded, and unanimously carried to approve the Newport Exterminating proposal for termite treatment and repairs at 469 E. Yale Loop at a cost of \$1,785.00. Cardinal was requested to inform the vendor and the owner of the Board's decision.

NEWPORT  
EXTERMINATING  
APPROVED  
PROPOSAL

A Motion was duly made, seconded, and unanimously carried to adopt the Solar Energy Policy Rule. Cardinal was requested to mail the new policy to the membership.

SOLAR ENERGY  
POLICY  
ADOPTED

The Directors reviewed and discussed CVC enforcement in the City of Irvine. Cardinal was requested to print sample "No Parking" signage and add the item to the April Agenda.

CVC  
ENFORCEMENT

The Directors discussed the current architectural rule regarding the window trim color needing to be almond in color. Cardinal was requested to inquire with the master if the Association could change the color.

WINDOW COLOR

The Directors reviewed the Annual Calendar. No action was required.

ANNUAL  
CALENDAR  
MONTHLY SITE  
INSPECTIONS

The Directors reviewed the current site inspection report. Cardinal was requested to mail the violation letters.

There being no further business, the Meeting was adjourned at 6:59 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Jonathan Burke, President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

CERTIFY

I, Lee Schneider, the appointed Secretary of the Garden Estates Maintenance Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Garden Estates Maintenance Association Board of Directors Meeting held on March 13, 2018, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Lee Schneider, Secretary

\_\_\_\_\_  
Date

Draft