

WESTPARK LAS PALMAS HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 9, 2010 AGENDA – MAIN POOL AREA
6:30 P.M.

Page #

Jan Pckt	Feb Pckt	
		I. Call to Order
		II. Hearing(s)
	1	A. #14640-132-2 - Failing to Maintain Plant Material
	2	B. #14640-132-2 – Guest Parking Violation
	3	C. #14640-207-1 – Items on Patio
	4	D. #14640-156-1 – Oil Stain in Driveway
	5	E. #14640-156-1 – Patio Screen Door Off Track
		III. Homeowner Forum
		IV. Approval of Minutes
8-14		A. November 18, 2009 Regular Meeting
15-20		B. Action Without a Meeting – Replace Water Heater
	6-10	C. Action Without a Meeting – Accept October to December Financial Statements
	11-17	D. Action Without a Meeting – Replace Fallen Light Pole
		V. Financial Review
	18-22	A. Review General Ledgers
		B. Authorize Liens
111-114		1. #14640-067-1
115-116		C. Letter to Daniel Leonard, CPA Regarding Penalty
		D. Discuss Operating Cash Flow Status
		VI. Unfinished Business
117-126		A. Dan’s Landscape
127-133		1. Landscape Maintenance Increase
		B. Review Maintenance Contract From PSC
		1. Discuss Installing Lattice on Gates
		2. Discuss Repair of Meter Doors
		3. Discuss Clean Out of Electrical Closets
134-140		C. Report From PAO on Concrete Specifications
141-143		D. Proposal From Peak Lighting For Lightpole Replacement Project
		E. Discuss Proposal From Association Voice Regarding Website - Previously Provided
		F. Rodent Control Proposals
144-148		1. Animal Pest Management – Initial Service \$350.00; Monthly \$160.00
149		2. Newport Exterminating – Monthly \$302.65
150-165		3. Rodent Pest Technologies – Monthly \$445.00 – 2 Visits per Month
		G. Proposals to Install Two New Pool Gate Locks
166-168		1. DM Construction - \$1,108.00
		2. PSC – T&M
169-176		H. Proposal For Pool Service – Benz Pool

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- 176A-176C VI. Unfinished Business Continued
 - I. DRI – Proposal For Skylight Rplacement - \$988.00

- 177-179 VII. New Business
 - A. Proposal For Workers Compensation Renewal - \$572.00
 - 180-181 B. Proposal to Replace Tabletops at Pool
 - 1. Outdoor Designs – No Response
 - 182-183 2. Patio Guys - \$930.90
 - 3. Seabreeze Patio Furniture - \$756.90
 - C. Proposals to Replace Beams – 138 Almador
 - 184-186 1. DM Construction - \$1,097.00
 - 187-188 2. PSC - \$490.00
 - 189-193 3. ProTec Building Services - \$1,703.00
 - 194-196 D. Correspondence From the Owner of 138 Almador Regarding Termite Tenting
 - E. 61 Agostino – Roof Repair, Sliding Door Repair, Interior Repair
 - 23-31 1. DM Construction
 - a. Roof Repairs - \$2,939.00
 - b. Sliding Door Repair - \$3,834.00
 - c. Interior Repairs - \$2,223.00
 - 205-209 2. Garland Restoration – Interior Repairs - \$963.01
 - 210-214 F. Proposal From DM Construction For Termite Repairs at 156 Agostino - \$585.00
 - 215-216 G. Proposal From Antis Roofing for Roof and Gutter Cleaning - \$90.00 per Unit
 - 217-218 H. Information From Patrol One on New Website Feature
 - 219 I. Proposal From CPM For Inspector of Election Services - \$2.50 per Unit
 - J. Proposal For Collection Services
 - 220-238 (pages 239-242 omitted) 1. Association Lien Services
 - 243-252 2. The Judge Law Firm
 - 253-255 K. Correspondence From the Owner of 170 Almador Regarding Parking
 - 256-264 L. Review Property Inspection Report From 40 Almador and Response From Grant Davis
 - 265-275 M. Review Case Law Update From Hickey & Petchul
 - N. Discuss Bounce House Policy
 - O. Discuss Security Screen Doors
 - 275A P. 2010 Board Education Course Flyer
 - Q. Proposals to Complete Interior Drywall Repairs Due to Slab Leak – 80 Almador
 - 32 1. DM Construction
 - 33 2. ProServ
 - 34-35 R. Correspondence From Resident Regarding Pets

Westpark Las Palmas Homeowners Association

Regular Meeting Agenda – February 9, 2010

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276-448	36-74	VIII. Correspondence - No Action Required
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		IX. Adjourn
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