

WESTPARK LAS PALMAS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 9, 2010

The Regular Meeting of the Board of Directors of the Westpark Las Palmas Homeowners Association was held on Wednesday, February 9, 2010 at 45 Alcoba. The President, Frank Battaile, called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present:	Julie Arden Frank Battaile Michael Fuscaldo
Directors Absent:	None
Representing Cardinal:	Farrah Esquer, CCAM, CMCA, AMS, PCAM
Other Present:	Mr. Baldwin Cierena Cesario

It was announced that the Board met in Executive Session just prior to the Board Meeting to authorize Notice of Defaults to be filed against the following properties: APN 937-133-24, and APN 937-133-16,

EXECUTIVE
SESSION

The Hearing was held for the member with account #14640-132-2 for not maintaining the overgrowth of plant material in their rear yard. As the violation had been corrected, no action was required.

HEARING -
#14640-132-2

The Hearing was held for the member with account #14640-132-2 for the resident parking in guest parking. The Board noted the matter had been corrected. Cardinal was requested to notify the owner that if the violation continued in the future, a Hearing would be scheduled and a fine imposed.

HEARING -
#14640-132-2

The Hearing was held for the member with account #14640-207-1 for the miscellaneous items stored on the patio. As the violation had been corrected, no action was required.

HEARING -
#14640-207-1

The Hearing was held for the member with account #14640-156-1 for the oil stain in the driveway. A Motion was duly made, seconded and unanimously carried to impose a \$50.00 fine in accordance with the Association's Violation & Fine Policy, as the violation had not been corrected. Cardinal was also requested to schedule a follow-up Hearing for the next Board Meeting and also inform the owners that oil cans were being thrown into the common area and needed to be removed and the practice discontinued immediately.

HEARING -
#14640-156-1

The Hearing was held for the member with account #14640-156-1 for the patio screen door that was off the track and in the patio area. As the violation had been corrected, no action was required.

HEARING -
#14640-156-1

The Homeowner Forum was opened by the President, Frank Battaile.

H/O FORUM

The resident of 82 Almador was present to request the status of the rain gutter issue which was causing water intrusion. The resident indicated DM Construction had inspected the rain gutters some time ago and suggested larger rain gutters. Cardinal was requested to follow-up with DM Construction to obtain a proposal to install larger rain gutters and forward the proposal to the Board for review and approval.

4 ALMADOR

The resident of 178 Almador was present to inquire on the status of the water intrusion issue. The resident was informed that DRI had indicated it was not a roof issue, but a window issue, which was the owner's responsibility. The owner indicated Vinco Construction had gone out over the weekend to tarp the area, due to the rain, and indicated it was a leak around the framing and not the window itself. Cardinal was requested to request a water test be completed to pinpoint the exact location of the leak.

178
ALMADOR

The Homeowner Forum was closed.

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the November 18, 2009 Regular Meeting, as prepared.

APPROVAL OF
MINUTES

A Motion was duly made, seconded and unanimously carried to accept the January 8, 2010 Action Without a Meeting to approve the proposal from ProServ Plumbing to replace the water heater at the main pool in the amount of \$1,547.04. The cost was to be charged to the reserve account.

A Motion was duly made, seconded and unanimously carried to accept the January 19, 2010 Action Without a Meeting to accept the October, November and December 2009 Financial Statements, as prepared, subject to audit.

A Motion was duly made, seconded and unanimously carried to accept the January 27, 2010 Action Without a Meeting to accept the proposal from Peak Lighting to replace the light pole near 66 Agostino in the amount of \$1,440.38. The cost was to be charged to the reserve account.

The Directors reviewed the general ledgers. No action as required.

FINANCIAL
REVIEW
LIEN
AUTH.

A Motion was duly made, seconded and unanimously carried to authorize a lien be filed against the property with account #14640-067-1.

Cardinal was requested to follow-up with Daniel J. Leonard, CPA, on the request for reimbursement for the late penalties, due to the tax returns not being completed on time.

TAX
PENALTIES

Farrah Esquer reported the January reserve transfer was unable to be made due to insufficient funds in the Operating account and would be made as soon as additional funds became available. The status of the Association's Operating cash would be reviewed on a monthly basis.

OPERATING
CASH

The Directors reviewed the revised landscape maintenance contract from Dan's Landscape. The Board also expressed concern with the large amount of money spent on irrigation repairs. Michael Fuscaldo volunteered to speak with Dan's Landscape to discuss their contract and the cost of irrigation repairs. The matter was tabled to the next Board Meeting.

LANDSCAPE
CONTRACT

Review of the maintenance contract from Professional Services Construction, installing lattice on the patio gates, repair of the meter storage doors, and the clean out of the electric closet was tabled to the next Board Meeting. Michael Fuscaldo reported he was obtaining a proposal from another company.

MAINT.
CONTRACT

The Board discussed the report from PAO regarding concrete specifications and determined not to move forward with the project at this time.

PAO REPORT

Discussion was held regarding the proposal from Peak Lighting to inspect the light poles for integrity and prioritize the refurbishment and/or replacement of the light poles. Michael Fuscaldo reported he was obtaining a proposal from another company. The proposal was tabled to the next Board Meeting.

LIGHT POLE
INSPECTION

Discussion regarding the website information from Association Voice was tabled until after the Association's Annual Meeting.

ASSOCIATION
VOICE

The Directors reviewed the proposals for monthly rodent control service and additional bait stations from Animal Pest Management, Newport Exterminating and Rodent Pest Technologies. A Motion was duly made, seconded and unanimously carried to remain with Newport Exterminating and approve the additional bait stations for a total cost of \$302.65 per month.

RODENT
CONTROL

A Motion was duly made, seconded and unanimously carried to approve the proposal from DM Construction to replace the pool gate locks for all pools in the amount of \$1,108.00.

POOL GATE
LOCKS

The Directors reviewed the proposal from Benz Pool for monthly pool maintenance and determined to remain with the current pool company. Cardinal was requested to thank Benz Pool for providing a proposal.

MONTHLY
POOL MAINT.

The Directors reviewed the proposal from DRI in the amount of \$988.00 to replace the skylight at 162 Agostino. A Motion was duly made, seconded and unanimously carried to approve the proposal from DRI in the amount of \$988.00 to replace the skylight. The cost was to be charged to the reserve account.

162 AGOSTINO

A Motion was duly made, seconded and unanimously carried to approve the renewal of the workers compensation policy in the amount of \$572.00.

WORKERS
COMP

The Directors reviewed the proposals from Patio Guys and Seabreeze Patio Furniture to replace the tabletops at the pool. The Board determined not to move forward at this time. Cardinal was requested to thank them for taking the time to submit a proposal.

POOL
FURNITURE

Cardinal was requested to request that Personal Touch dispose of the two broken chairs at the main pool area.

POOL
FURNITURE

The Directors reviewed the proposals from DM Construction, PSC and ProTec Building Services to replace the entry beams at 138 Almador. A Motion was duly made, seconded and unanimously carried to approve the proposal from DM Construction in the amount of \$1,097.00. The cost was to be charged to the reserve account.

138
ALMADOR –
BEAM
REPLACEMENT

The Directors reviewed the letter from the owner of 138 Almador. Cardinal was requested to inform the owner that the Board had approved the replacement of the beams and would continue to address the termites by completing localized treatments.

138
ALMADOR

The Directors reviewed the proposals from Garland Restoration to complete the interior repairs at 61 Agostino and DM Construction to complete the roof repairs, sliding door repairs, and interior repairs due to a roof leak and sliding door leak. A Motion was duly made, seconded and unanimously carried to approve the proposal from DM Construction to complete the sliding door repair in the amount of \$3,834.00 and the interior repairs in the amount of \$1,016.00, not including the carpet, with the stipulation that the sliding door repair and the roof repair be completed prior to the interior repairs. Additionally, Michael Fuscaldo volunteered to speak with DRI regarding the Board's concerns with the roof repairs and that it was not identified by DRI staff. A proposal would be obtained from DRI for the roof repairs and a vote taken as an Action Without a Meeting.

61
AGOSTINO

The Directors reviewed the proposal from DM Construction to complete the termite repairs at 156 Agostino. A Motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$585.00.

156
AGOSTINO

The Directors reviewed the proposal from Antis Roofing to complete roof and gutter cleaning throughout the Association. The Board determined not to move forward with the project.

ANTIS
ROOFING

Cardinal was requested to contact Gale Force Weatherproofing to revisit the prior proposal submitting for roof and rain gutter cleaning and request they revise their proposal to only include the cleaning of the rain gutters.

RAIN GUTTER
CLEANING

The Directors reviewed the information from Patrol One on the new website feature. No action was required.

PATROL
ONE

The Directors reviewed the proposal from CPM to provide Inspector of Election Services. Cardinal was requested to reduce their cost from \$2.50 per unit to \$2.25 per unit. A Motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$2.25 per unit, plus postage and duplicating.

INSPECTOR
OF
ELECTION

The Directors reviewed the proposals for collection services from Association Lien Services and The Judge Law Firm. A Motion was duly made, seconded and unanimously carried to approve the proposal from The Judge Law Firm. Cardinal was requested to send all future collection accounts to The Judge Law Firm.

COLLECTION
SERVICES

The Directors reviewed the correspondence from the owner of 170 Almador. As the owner was not present and the matter was previously discussed, the Board did not approve the request.

170
ALMADOR

The Directors reviewed the property inspection report submitted by 40 Almador and the response from Grant Davis of The Davis Companies. The Board determined no action was required, based on the report from Grant Davis. Cardinal was requested to send a response letter to the owner.

40
ALMADOR

The Directors reviewed the Legislative and Case Law Update from Hickey & Petchul. Cardinal was requested to request that Hickey & Petchul draft a barbecue rule for the Association and obtain a legal opinion as to whether the 10-foot requirement from a combustible structure include the walls separating the patios between the units.

LEGISLATIVE
UPDATE

The Directors discussed the possibility of adopting a policy for the use of bounce houses and determined not to move forward and that bounce houses would not be allowed.

BOUNCE
HOUSES

Farrah Esquer reported that according to the Association's legal counsel, the Board could not deny the installation of security screen doors and if necessary, the Board could adopt an acceptable security screen door. No action was taken at this time.

SECURITY
SCREEN
DOORS

The Directors reviewed the Board Education flyer provided by Cardinal. No action was required.

BOARD
EDUCATION

The Directors reviewed the proposals from DM Construction and ProServ to complete the interior drywall repairs at 80 Almador due to a slab leak. A Motion was duly made, seconded and unanimously carried to approve the proposal from DM Construction in the amount of \$1,086.00. The cost was to be charged to the operating account.

80
ALMADOR

The Directors reviewed correspondence from a resident regarding pets. Cardinal was requested to thank them for their comments and it would be taken under advisement.

PETS

A Motion was duly made, seconded and unanimously carried to add the following proposals to the agenda: Proposals from DRI to complete roof repairs at 22 Agostino, 72 Agostino and 138 Almador; and, the proposal from Antis Roofing to complete exterior weatherproofing at 4 Alcoba.

AGENDA
ADDITIONS

A Motion was duly made, seconded and unanimously carried to approve the following proposals, with the stipulation that final approval was granted by Michael Fuscaldo, after discussing the proposals and the possibility of the repairs being covered under warranty with DRI: 22 Agostino in the amount of \$1,383.00, 72 Agostino in the amount of \$1,760, and 138 Almador in the amount of \$1,512.00. The cost was to be charged to the reserve account.

DRI –
ROOF REPAIR
PROPOSALS

A Motion was duly made, seconded and unanimously carried to approve the proposal from Antis Roofing to complete the exterior waterproofing at 4 Alcoba in the amount of \$850.00. The cost was to be charged to the operating account.

4 ALCOBA –
EXTERIOR
WATER
PROOFING

The Board reported the rain gutter at 184 Almador appeared to have something wrapped around it. Cardinal was requested to inspect the property during the next site inspection and send the appropriate letter.

184
ALMADOR

The next Meeting was scheduled for Monday, March 15, 2010 at 6:30 p.m. to be held at the main pool area.

NEXT
MEETING

There being no further business, the Regular Meeting was adjourned at 8:15 p.m.

ADJOURN

Submitted by: Farrah Esquer, CCAM, CMCA, AMS, PCAM

SUBMIT

Westpark Las Palmas Homeowners Association
Meeting of the Board of Directors
February 9, 2010
Page 7

ATTEST:

Frank Battaile, President

Date

SECRETARY CERTIFICATION

I, Julie Arden, the appointed Secretary of the Westpark Las Palmas Homeowners Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the Westpark Las Palmas Homeowners Association Board of Directors Meeting held on February 9, 2010, as approved by the Board Members in attendance at the Meeting.

Julie Arden, Secretary

Date

ATTEST

SECRETARY
CERTIF.