

WESTPARK LAS PALMAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 20, 2005

The Regular Meeting of the Board of Directors of the Westpark Las Palmas Homeowners Association was held on Monday, June 20, 2005 at the Rancho Senior Center. The Meeting was called to order at 6:45 p.m. by the President, Frank Battaile.

CALL TO
ORDER

Directors Present: Julie Arden
Behdad Baseghi
Frank Battaile

Members Absent: None

Representing Cardinal: Farrah Esquer

Others Present: Lucilla Duffy
Ron & Lisa Fox
Lynn Gantus
Marybeth Landry
Khash Nejad
Dee Thomas
Theresa Thomas

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

HOMEOWNER
FORUM
5
ALCOBA

The owners of 5 Alcobra were present to request the status of the water intrusion issue at their unit. The Board informed the owner the proposals were on the agenda for review. The owners also requested the status of the trimming of the palm trees at the pool area, as the seeds were beginning to fall into the pool. The Board informed the owner the landscape company had submitted a proposal for the trimming, which was included on the agenda.

Several owners were present to discuss the parking issues within the Association. Wayne Spurlock of Nordic Security was present to discuss the possibility of a permit program with the Board, including guest parking tags. The Board explained the CUP issue was being re-visited for a possible outside parking permit program to help control the parking.

PARKING

Several owners requested additional "Careful, Children Playing" signs within the Association. Frank Battaile volunteered to research the legalities of putting additional signs in the streets and report to the Board.

CHILDREN
PLAYING
SIGNS

The owner of 39 Alcobra was present and informed the Board they had reported a roof leak several weeks ago. Cardinal was requested to check the roofing repair list to ensure their address was included and inform the owner.

39
ALCOBA

Darrell Conger of CPR Construction was present at the Board's request to discuss several outstanding issues. Mr. Conger explained that CPR Construction would like to work for the Association again, however, there were outstanding invoices which would need to be paid first. The Board informed Mr. Conger they would review the outstanding invoices and discuss payment. The Board questioned Mr. Conger on the firewall issue. Mr. Conger explained they had submitted a proposal/contract to repair any firewall issues on a time and material basis, which had been pending legal counsel review. Cardinal was requested to research the files to obtain a copy of the contract for the Board's review. Mr. Conger reported the same for the proposal/contract for the repair of the utility doors. Cardinal was requested to locate that contract as well, for the Board's review. The Board thanked Mr. Conger for attending the Meeting.

CPR
CONSTRUCTN

The Board reviewed the Minutes of the March 14, 2005 Regular Meeting. Cardinal was requested to send a copy of the Minutes to Marybeth Landry for her review and recommendation to the Board.

APPROVAL
OF MINUTES

The Board reviewed the Minutes of the April 11, 2005 Regular Meeting. Cardinal was requested to make the noted changes and send a copy of the Minutes to Marybeth Landry for her review and recommendation to the Board.

The Board reviewed the Minutes of the May 9, 2005 Board Meeting. Cardinal was requested to forward the Minutes to Marybeth Landry for her review and recommendation to the Board.

The Board reviewed the Minutes of the June 1, 2005 Organizational Meeting, and May 26, 2005, and May 28, 2005 Actions Without a Meeting. Cardinal was requested to make the noted changes for the Board's review at the July Board Meeting.

A Motion was duly made, seconded and unanimously carried to approve the June 2, 2005 Actions Without a Meeting, as written.

Cardinal was requested to mail the May 2005 Financial Statements to the Board, once prepared.

FINANCIAL
REVIEW

The Board tabled the audit prepared by Schonwit & Associates to the July Board Meeting.

AUDIT

The Board discussed the establishment of a Landscape Committee. A Motion was duly made, seconded and unanimously carried to appoint John Terpening, as Chair of the Landscape Committee. Cardinal was requested to obtain a copy of the Committee Charter from the Association's legal counsel for review and approval by the Board. Mr. Terpening

LANDSCAPE
COMMITTEE

was to schedule landscape walkthroughs with Dan's Landscape and inform the Board of the scheduled days.

LANDSCAPE
COMMITTEE

The Board reviewed the various proposals submitted by Dan's Landscape for landscape services. The Board tabled the proposals, as they believed the proposals might be duplicates. Julie Arden, Marybeth Landry and John Terpening were to meet on Saturday, June 25, 2005 to review the proposals submitted and report to the Board.

LANDSCAPE
REVIEW

The Board discussed the post orders for the patrol company. Cardinal was requested to remind Nordic Security at least one of their inspections was to be done at 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Fridays and Saturdays to close the pools. It did not appear as though the inspections were being conducted at this time. The Board would further review the ticketing and CUP amendment status with the Association's legal counsel.

PATROL/
PARKING

The Board discussed the establishment of a Garage Door Committee. A Motion was duly made, seconded and unanimously carried to appoint Robbie Edwards as Chair of the Committee. Mr. Edwards was to gather information on the types of garage doors available as replacements, obtain proposals and present his findings to the Board of Directors. The Board would then send the information to the membership, for their vote.

GARAGE
DOOR
COMMITTEE

The Board discussed the establishment of an Architectural Research Committee. A Motion was duly made, seconded and unanimously carried to appoint Debbie Edwards as Chair of the Committee. The Architectural Research Committee was to review the Association's CC&R's and establish objective criteria for review and approval of architectural applications and report to the Board.

ARCHIT.
RESEARCH
COMMITTEE

The Board discussed satellite dish installations. Cardinal was requested to contact CPR Construction to determine whether there was any proper way to mount satellite dishes to the walls, without damaging or compromising the walls and of any repair ramifications once the satellite dish was removed. CPR Construction was also to be asked whether they were able to remove satellite dishes and at what cost.

SATELLITE
DISH
INSTALLATIONS

The Board discussed the Board offices. Frank Battaile resigned as Vice President. A Motion was duly made, seconded and carried to appoint Julie Arden as Vice President. Behdad Baseghi voted no, as he did not believe it was the intent of the By-Laws for Board Members to hold more than one office. Julie Arden resigned as Treasurer. A Motion was duly made, seconded and carried to appoint Frank Battaile as Treasurer. Behdad Baseghi voted no.

BOARD
OFFICES

<p>The Board reviewed the proposals from Carasso Construction and CPR Construction to repair/replace the lattice in front of 6 Agostino. The Board believed this work had previously been done. Cardinal was requested to check with both companies to determine whether the work had been completed and report to the Board.</p>	6 AGOSTINO
<p>The Board reviewed the proposal from Carasso Construction to complete the interior repairs at 44 Agostino. Cardinal was requested to obtain two additional proposals for the repairs and to contact ARC to determine whether the roof leak had been repaired.</p>	44 AGOSTINO
<p>Cardinal was requested to request the Association's legal counsel have a handyman contract prepared for Carasso Construction and Timberland Construction, for the Board's review.</p>	HANDYMAN CONTRACT
<p>The Board reviewed the proposals from Carasso Construction and Timberland Construction to repair the water intrusion at 66 Agostino. A Motion was duly made, seconded and unanimously carried to approve the proposal from Carasso Construction to complete the repairs at a cost of \$1,125.00. The cost was to be charged to the Construction Defect reserve.</p>	66 AGOSTINO
<p>The Board reviewed the proposal from ServPro of Tustin to complete the mold remediation at 124 Agostino. Cardinal was requested to obtain two additional proposals. Cardinal was also requested to contact ARC to determine if the damage was caused by a roof leak and if the roof had been repaired and report to the Board.</p>	124 AGOSTINO
<p>The Board reviewed the proposal from Carasso Construction to complete the interior repairs at 130 Agostino. Cardinal was requested to obtain two additional proposals and confirm whether the roof repair had been completed.</p>	130 AGOSTINO
<p>The Board reviewed the proposals from CPR and PCW to complete the interior repairs at 176 Agostino. Cardinal was requested to follow-up with Collins Builders and ProTec Building Services to obtain their proposals and to also request a proposal from Carasso Construction. Cardinal was also requested to confirm whether the roof leak had been repaired and report to the Board.</p>	176 AGOSTINO
<p>The Board reviewed the proposals from Carasso Construction and Timberland Construction to complete the water intrusion repairs at 3 Alcoba. Cardinal was requested to follow-up with ProTec Building Services to obtain their proposal.</p>	3 ALCOBA
<p>The Board reviewed the proposals from Carasso Construction, ProTec Building Services and Timberland Construction for water intrusion repairs at 5 Alcoba. The Board tabled the proposals for review at the Special Executive Session.</p>	5 ALCOBA

The Board reviewed the proposal from CPR to perform the interior repairs at 26 Alcoba. Cardinal was requested to follow-up with Carasso Construction and ProTec Building Services to obtain their proposals as well.	26 ALCOBA
The Board reviewed the proposal from Carasso Construction to repair the water intrusion at 34 Alcoba. A Motion was duly made, seconded and unanimously carried to approve the proposal at a cost of \$850.00. The cost was to be charged to the Construction Defect reserve.	34 ALCOBA
The Board reviewed the letter from the owner of 49 Almador regarding the water intrusion at the sliding glass door and the report from Carasso Construction. Cardinal was requested to send a letter to Carasso Construction informing them that the Association was responsible for the windows and request they submit a proposal to repair the water intrusion problem at the slider. Cardinal was also requested to obtain two additional proposals as well and notify the owner of the action being taken.	49 ALMADOR
The Board reviewed the proposal from Carasso Construction to complete the water intrusion repairs at the slider door at 118 Almador. Farrah Esquer distributed the proposal from Timberland Construction. Cardinal was requested to follow-up with ProTec Building Services to obtain their proposal as well.	118 ALMADOR
The Board reviewed the proposal from Carasso Construction to repair the garage door at 164 Almador, due to damage caused by the common area irrigation system. The Board tabled the proposal to allow for further review.	164 ALMADOR
The Board reviewed the proposal from ProTec Building Services to replace the utility doors at 194 Almador. The Board tabled the proposal to the July Board Meeting to allow for further review.	194 ALMADOR
The Board reviewed the proposal from CPR Construction to varnish four picnic table/bench combinations. Cardinal was requested to obtain additional proposals to complete the varnishing.	VARNISHING OF TABLE/ BENCHES
The Board tabled the remainder of the items to the July Board Meeting due to time constraints.	JULY MEETING
There being no further business, the Meeting was adjourned at 9:30 p.m.	
Submitted by: Farrah Esquer, CMCA, AMS, CCAM, Senior Account Manager	

ATTEST

Frank Battaile, President

Date

SECRETARY CERTIFICATION

I, Julie Arden, 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 Regular Board of Directors Meeting held on June 20, 2005, as approved by the Board Members in attendance of the Meeting.

Julie Arden, Secretary

Date

ATTEST

SECRETARY
CERTIF.