

**WILLOW HAVEN COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 7, 2007**

MINUTES

NOTICE Upon notice duly given and received, the regular meeting of the Board of Directors of the Willow Haven Community Association was held on February 7, 2007 at 6:00 P.M., at the Office of Action Property Management, 27555 Ynez Road, Suite 203A, Temecula, CA 92591.

PRESENT Ruben Hernandez, President
Misty Walker, Vice-President
Julie Chrisman, Secretary/Treasurer
Vacant, Director
Vacant, Director

Jeanie Drenon, Action Property Management

CALL TO ORDER The meeting was called to order at 6:45 P.M. by Jeanie Drenon, Action Property Management.

CONSENT CALENDAR Motion was made, seconded and carried to accept the Consent Calendar dated February 7, 2007, attached and made a part of these minutes.

NEW BUSINESS **Delinquent Assessments – Lien Approvals** – Motion was made, seconded and carried to approve filing of liens on accounts:

551-3117740311	551-3117740251	551-3117740321
511-3117731101	551-3117731051	551-3117740351
551-3117740341	551-3117750481	551-3117750521
551-3117760691	551-3117760781	

Cal-Swim Pool Proposal – The Board reviewed the annual inspection completed by Cal-Swim of the pool and spa and discussed the recommended equipment upgrades. After discussion, no action was taken. The Board discussed the recommendation for replacement of the mastic in the gap between the pool deck and the coping tiles around the perimeter of the pool and spa. Management was directed to obtain additional information as to the cause of the break-down of the mastic and to discuss the warranty with Lennar. Further discussion was tabled.

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Parking Permit Rules and Regulations – The Board reviewed a draft of parking permit rules and regulations for requesting parking permits and the procedures to follow for registration of vehicles to obtain a permit. After discussion, Management was directed to revise the rules as discussed and include them on the agenda for discussion at the next Board meeting.

Nordic Security – Post Orders – The Board reviewed a draft of post orders outlining services to be provided by Nordic Security while patrolling. Motion was made, seconded and carried to approve the post orders as presented.

Reserve Study Approval – The Board reviewed the Reserve Study prepared September 15, 2006 by Reserve Date Analysis. Management reported that the current Reserve Fund Balance is \$102,320.00 and that the study will be used in conjunction with preparation of the annual budget for fiscal year ending August 31, 2007. After review and discussion, motion was made, seconded and carried to approve the Reserve Study.

NEXT MEETING The next meeting of the Willow Haven Homeowners Association will be held on Wednesday, March 7, 2007. Executive session at 6:00 p.m. and the Regular session at 6:30 p.m.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 7:30 P.M.

ATTEST Respectfully Submitted by Jeanie Drenon, Action Property Management, Inc.

Approved by the Board of Directors March 7, 2007.

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CONSENT CALENDAR

- A. BE IT RESOLVED, that the January 16, 2007 Meeting Minutes are accepted;
- B. BE IT RESOLVED, that the December 2006 Financial Statement is accepted, subject to audit.