

**WILLOW HAVEN COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 2, 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 May 2, 2007 at 6:30 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
Vacant, Director
Vacant, Director

Jeanie Drenon, Action Property Management

ABSENT Julie Chrisman, Secretary/Treasurer

CALL TO ORDER The meeting was called to order at 6:30 P.M. by Jeanie Drenon, Action Property Management.

CONSENT CALENDAR Motion was made, seconded and carried to accept the Consent Calendar dated May 2, 2007, attached and made a part of these minutes.

NEW BUSINESS **Rules and Regulations Committee Charter** – The Board reviewed the proposed Rules and Regulations Committee Charter. After discussion, motion was made, seconded and carried to approve the charter.

Rules and Regulations Committee Chair Appointment – After discussion, motion was made, seconded and carried to appoint Gary Phebus as Rules and Regulations Committee Chair. Management was directed to notify Mr. Phebus of the appointment and provide the Rules and Regulations Committee Charter.

Community Newsletter – Board President Ruben Hernandez reported on the preparation of a new format in design for the community newsletter and discussed the content of the newsletter review and editing requirements, frequency of the newsletter and method of distribution to the membership. Once the draft newsletter is completed, a copy will be forwarded to the Board for review. Further discussion was tabled.

Parking Enforcement – Patrol One Proposal – Management reported that vehicles parked in violation of the towing policy are no currently being towed by Nordic Security and that Nordic has requested the tow

company provide them with a photograph of the vehicle at the time of the tow and that no local tow company honor the request and therefore no tows have been authorized. The Board reviewed a proposal from Patrol One and the proposal for the parking permit offered by Patrol One. Management reported that Patrol One has indicated that patrol cars carry a camera and that a photograph is taken of vehicle authorized for tow for the Association records. After discussion, motion was made, seconded and carried to notify Nordic Security of a written 30 day termination notice and to approve the contract from Patrol One for one monthly inspection for a cost of \$287.56. Management was directed to forward a copy of the contract to legal counsel for review. Further discussion was tabled.

2007-08 Budget Approval – The Board reviewed the proposed 2007-08 budget and discussed each line item. Management was directed to obtain additional information regarding landscaping and irrigation, the janitorial contract, lighting repairs, and research the requirements to homeowners by email of various mailings in an effort to cut costs. Further discussion regarding the proposed budget was tabled to the June meeting.

Delinquent Assessments – Lien Approvals – Motion was made, seconded and carried to approve filing of liens on accounts: #551-3117721371; #551-3117740341; and #551-3117770931.

NEXT MEETING The next meeting of the Willow Haven Homeowners Association will be held on Wednesday, June 6, 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 8:30 P.M.

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

Approved June 6, 2007 by the Board of Directors.

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MAY 2, 2007**

CONSENT CALENDAR

- A. BE IT RESOLVED, that the April 4, 2007 Meeting Minutes are accepted;
- B. BE IT RESOLVED, that the March 2007 Financial Statement is accepted, subject to audit.