

**WILLOW HAVEN COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 13, 2012**

MINUTES

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of The Willow Haven Community Association was held on June 13, 2012 at 5:30 pm, at the Community Pool

PRESENT Chris Meyer, President
Marshall Berman, Vice President
Becky Hausken, Member

Beth Bruley, StoneKastle Community Management, Inc.

ABSENT Herpaul Lee, Secretary/Treasurer

CALL TO ORDER The meeting was called to order at 6:41pm by Chris Meyer, President.

OPEN FORUM There were no homeowners present during open forum.

MINUTES Motion was made by Chris Meyer and seconded by Marshall Berman to approve the Regular Session meeting minutes of April 11, 2012. Motion carried.

FINANCIAL STATEMENT The Board reviewed the financial statement for the period ending April 30, 2012 & May 31, 2012. Motion was made by Chris Meyer and seconded by Marshall Berman to approve the financial statements as submitted. Motion carried.

NEW BUSINESS Guest Speaker Antis Roofing
Antis Roofing was unable to attend the meeting. No action taken.

Delinquent Assessments – Lien Approvals
Motion was made by Chris Meyer and seconded by Marshall Berman to approve filing liens on the following accounts;

1553560102, 1553580102, 1553600105, 1553690103, 1553720102, 1553770101, & 1553640105

Motion carried.

Budget & Reserve Study
The Board reviewed the 2012/2013 draft budget and reserve study. Motion was made by Chris Meyer and seconded by Marshall Berman to approve the reserve study as submitted and to approve the draft budget with no increase in assessments. Motion carried.

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Wrought Iron Painting Proposals

The Board reviewed proposals obtained from Pro-Tech Painting, Pilot Painting and Painting Unlimited to paint the wrought iron fencing around the pool. Motion was made by Chris Meyer and seconded by Marshall Berman to approve the proposal from Pilot Painting at a cost of \$2,740. Motion carried.

Motion was made by Marshall Berman and seconded by Becky Hausken to approve the proposal to trim away the plant material from the pool fence prior to painting not to exceed \$600, Chris Meyer abstained. Motion carried.

Spa Re-Plaster Proposals

This item was tabled pending additional proposals. Management was requested to contact Mission Pools to request a proposal.

Roof Inspection/Maintenance Proposals

This item was tabled pending additional proposals.

Inspection Test Signs Proposal

This item was tabled pending clarification of proposal break-down.

Re-Paint Red Bollards Proposal

The Board reviewed a proposal obtained from PA Construction to re-paint all red bollards that surround transformer boxes in the community at a total cost of \$323.75. Motion was made by Chris Meyer and seconded by Marshall Berman to deny the proposal. Motion carried.

Pool Sign Proposal

The Board reviewed a proposal obtained from Sign A Rama to install two 18" X 20" single sided signs to be placed at the pool with the following wording "no pets, no glass, no smoking at a cost of \$109.41. Motion was made by Chris Meyer and seconded by Becky Hausken to approve the proposal and to send out a rule change to the membership not to allow pets at the pool. Motion carried.

Homeowner Request – Install Spike Strips

The Board reviewed correspondence received from homeowner at 33540 #103 requesting the Board install spike strips above his unit to help with the pigeon problem. Motion was made by Chris Meyer and seconded by Marshall Berman to deny the request and to inform the homeowner that he can install the spike strips on his own and to let the homeowner know this would be his cost and any damage done to the

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building caused by the installation would be his responsibility to repair, Association does not pay for the installation of spike strips. Motion carried.

Homeowner Request – Larger Speed Limit Signs- The Board reviewed correspondence received from resident in the community requesting the Board install large speed limit signs. Motion was made by Chris Meyer and seconded by Marshall Berman to deny the request. Motion carried.

Pool Light Samples

The Board reviewed correspondence received from Horizon Lighting with sample lighting that can be installed at both entrances to the pool. No action taken.

Pool Circulation Pump Proposal

This item was tabled pending recommendation from new pool maintenance company.

Pool Maintenance Proposals

Motion was made by Marshall Berman and seconded by Chris Meyer to approve the proposal obtained by Discount Pool for monthly pool maintenance at a cost of \$390 per month for summer months (April – September) and \$320 per month for fall (October – March). Motion carried.

**UNFINISHED
BUSINESS**

Gate Maintenance Proposals

The Board reviewed proposals obtained from Royal Access, California Gate, W.C. Friend, Automatic Electronic Gates & Nordic Security. Motion was made by Chris Meyer and seconded by Marshall Berman to approve the proposal from Nordic Security for a two (2) month trial at \$185 per month. Motion carried.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:10 pm.

ATTEST

Respectfully Submitted by Beth Bruley, Community Manager.

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APPROVED



Chris Meyer, Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Willow Haven Community Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held June 13, 2012 as approved by the Chairman of the Meeting.

Dated: _____



Herpaul Lee, Secretary/Treasurer