

**WILLOW HAVEN COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 16, 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 June 6, 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 July 16, 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: #551-3117710021; 551-3117721381

**Approval of Revised Post Orders** – The Board reviewed a copy of the revised post orders prepared by Patrol One. Motion was made seconded and carried to approve the post orders.

**Approval of Legal Counsel Agreement** – The Board reviewed a proposal from legal counsel for renewal of the retained services agreement which will expire on July 31, 2007, for the annual retainer fee of \$1,800 with a reduced hourly rate fee of \$225. After discussion, motion was made seconded and carried to not continue under a retained services agreement and to pay the regular hourly rate fee of \$250 for legal counsel services as provided.

**Landscape Proposal** – The Board reviewed a proposal from Bemus Landscape for the replacement of three trees lost due to frost damage. After discussion, motion was made seconded and carried to deny the proposal. Management was directed to request Bemus remove the three dead trees.

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**Homeowner Request – 33810 - Unit 102** - The Board reviewed a request from the homeowner requesting installation of a satellite dish with the cable being ran through the vent hole above the kitchen window. After discussion, motion was made seconded and carried to deny the request and refer the homeowner to the existing satellite dish policy for installation requirements.

**UNFINISHED  
BUSINESS**

**Approval of the 2007/2008 Budget** – The Board discussed the draft 2007/2008 budget and discussed specific reserve study components funding and the remaining life on specific components. Approval of the budget was tabled. Management was directed to obtain the revised reserve study calculations and provide the revised draft budget to the Board for final review. It was noted that fiscal year end is August 31, 2007 and the deadline for mailing the budget to the membership is August 1, 2007.

**NEXT MEETING** The next meeting of the Willow Haven Community Association will be held on Wednesday August 1, 2007.

**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 by the Board of Directors September 5, 2007.**

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**CONSENT CALENDAR**

- A. BE IT RESOLVED, that the June 6, 2007 Meeting Minutes are accepted;
- B. BE IT RESOLVED, that the May 2007 Financial Statement is accepted, subject to audit.