

**WILLOW HAVEN COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 3, 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 October 3, 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
Julie Chrisman, Secretary/Treasurer
Misty Walker, Vice President
Marshall Berman, Director
Vacant, Director

Jeanie Drenon, Action Property Management

CALL TO ORDER The meeting was called to order at 7:00 P.M. by Jeanie Drenon, Action Property Management.

CONSENT CALENDAR Motion was made, seconded and carried to accept the Consent Calendar dated October 3, 2007, attached and made a part of these minutes.

UNFINISHED BUSINESS **Parking Permit Program** – The Board reviewed the draft of the parking permit program procedures provided by Patrol One. After review and discussion, motion was made, seconded and carried to approve the procedures outline as revised. Management was directed to mail the information to the homeowners requesting registration of all vehicles and applications for parking permits. The Board also discussed requesting Patrol One to begin to site homeowners for trash cans not put away after trash collection. After discussion, motion was made, seconded and carried to revise the post orders to request Patrol One to site any trash cans left out and not stored properly out of view from the common area Wednesday through Sunday.

NEW BUSINESS **Delinquent Assessments – Lien Approvals** – Motion was made, seconded and carried to approve filing of liens on accounts: #551-311771007; #551-31177093; #551-311775052; #551-311776076; #551-311776072; #511-311777092; #511-311776074; #511-311772130.

**WILLOW HAVEN COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 3, 2007 – PAGE 2 OF 3**

Appointment of Board Member – The Board reviewed correspondence from legal counsel regarding appointment of Directors since no quorum was obtained after three (3) attempts for the Annual Meeting of the Members. Management reported that the By-laws provide that a Director holds his or her seat on the Board until the end of the term or until a successor has been elected. The two (2) members up for election this year will continue to serve until next year's Annual Meeting and all five (5) Board positions will be up for election next year, two (2) for a one (1) year term and three (3) for a two (2) year term. Motion was made, seconded and carried to appoint Marshall Berman to the Board of Directors to fill the vacant position of Director with the term expiring in August 2008.

Appointment of Officers – The appointment of Officers was tabled to the next meeting.

Appointment of Committee Members – The appointment of Committee Members was tabled to the next Board meeting.

Landscape Proposal – The Board reviewed two proposals received from Bemus Landscape for seasonal color at the pool and for replacement of two (2) 15 gallon tristania trees. The proposal to add color at the pool was not approved. Management was directed to obtain a photograph of the area for replacement of two (2) tristania trees. This item was tabled to the next Board Meeting.

Tree Trimming Proposal – The Board reviewed a proposal received from Bemus Landscape for tree trimming for a total cost of \$7,650. After discussion, Management was directed to obtain a three (3) year tree trimming plan from Bemus with a cost breakdown spread over the three (3) year period for tree trimming.

Pool Furniture Proposal – The Board discussed replacement of pool furniture that had been damaged (one (1) large dining table, one (1) small side table and one (1) umbrella.) After discussion, management was directed to replace the acrylic table tops for the large dining table and small side table and to obtain options for various types and styles of pool furniture for review by the Board at the next meeting. Management was directed not to replace the umbrella at this time.

Insurance Claim – 33620 #106 – Management reported that Farmers Insurance has assessed the fire damage at 33620 Unit 106, and is preparing an estimate of the repairs. Farmers has been in contact with the homeowner's insurance adjuster, and is working to complete the claim. No necessary action was taken.

**WILLOW HAVEN COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 3, 2007 – PAGE 3 OF 3**

Gate Repair – Contribution by Lennar – Management reported that Automated Gate had completed the repairs to the entrance gate for a total of \$1,425. The gate is just outside of the one (1) year warranty, which expired in August. However, Lennar has offered to pay for one half of the cost for the repairs (\$712.50.)

NEXT MEETING The next meeting of the Willow Haven Homeowners Association will be held on Wednesday, November 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 8:15 P.M.

Approved by the Board of Directors November 7, 2007.

**WILLOW HAVEN COMMUNITY ASSOCIATION
OCTOBER 3, 2007**

CONSENT CALENDAR

- A. BE IT RESOLVED, that the September 5, 2007 Meeting Minutes are accepted;
- B. BE IT RESOLVED, that the September 5, 2007 Annual Meeting Minutes are accepted.