

**WILLOW HAVEN COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 1, 2006**

**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 November 1, 2006 at 6:00 P.M., at the Office of Action Property Management, 27555 Ynez Road, Suite 203A, Temecula, CA 92591.

**PRESENT** Vacant, President  
Ruben Hernandez, Vice-President  
Julie Chrisman, Secretary/Treasurer  
Vacant, Director  
  
Jeanie Drenon, Action Property Management

**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 November 1, 2006, attached and made a part of these minutes.

**NEW BUSINESS** **Board Member Resignation:** The Board acknowledged the resignations from Lennar representatives Peter Vanek, Bruce Lewis and Sue Rudolph. The Board will actively continue to solicit homeowners interested in serving on the Board of Directors.

**Board Member Appointment:** The Board discussed homeowners who have expressed an interest in serving on the Board of Directors. These homeowners will be invited to attend the next meeting. Further discussion was tabled.

**Committee Member Appointments:** The Board will actively continue to solicit homeowners interested in serving on committees. Further discussion was tabled.

**WILLOW HAVEN COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 1, 2006 – PAGE 2 OF 3**

**Delinquent Assessments – Lien Approvals:** Motion was made, seconded and carried to approve filing of liens on account #551-3117781501, #551-3117760761, #551-3117760691, #551-3117760671, #551-3117710201, #551-3117750511 and #551-3117750591.

**Security-Parking Enforcement Proposals** – The Board reviewed proposals obtained for security and parking enforcement. After discussion, motion was made, seconded and carried to approve the proposal from Nordic Security Services for one random vehicle patrol per night, seven (7) days a week for a cost of \$145 bi-weekly. Management was directed to obtain the contract agreement for legal counsel review.

**Landscape Contract Increase Proposal:** The Board reviewed a proposal from Bemus Landscape for an increase in the monthly service fee from \$1,468 to \$1,540 per month with an effective date of January 1, 2007. After discussion, Management was directed to obtain back-up information from Bemus regarding material price increases. Further discussion was tabled.

**Audit and Tax Return Approval:** Motion was made, seconded and carried to approve the audited financial statement and tax return for fiscal year end August 31, 2006. Management was directed to distribute the audit to the membership according to the civil code requirements.

**Key Replacement Policy:** Motion was made, seconded and carried to adopt the replacement key policy for replacement costs of \$25 per key for the pedestrian gate/restroom key.

**Personal Touch Contract Increase:** The Board reviewed the proposal from Personal Touch for an increase in the monthly pool maintenance contract. After discussion, motion was made, seconded and carried to approve the annual increase of \$111.30 effective January 1, 2007.

**NEXT MEETING** The next meeting of the Willow Haven Homeowners Association will be held on Tuesday, December 6, 2006 at 6:30 p.m.

**ADJOURN** There being no further business to come before the Board at this time, the meeting was adjourned at 8:00 P.M.

**Approved by the Board of Directors January 16, 2007.**

**WILLOW HAVEN COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 1, 2006 – PAGE 3 OF 3**

**WILLOW HAVEN COMMUNITY ASSOCIATION  
NOVEMBER 1, 2006**

**CONSENT CALENDAR**

- A. BE IT RESOLVED, that the August 31, 2006 Meeting Minutes are accepted;
- B. BE IT RESOLVED, that the August 31, 2006 Annual Meeting minutes are accepted;
- C. BE IT RESOLVED, that the October 2006 Financial Statement is accepted, subject to audit;
- D. BE IT RESOLVED, that the September 2006 Financial Statement is accepted, subject to audit;
- E. BE IT RESOLVED, that the August 2006 Financial Statement is accepted, subject to audit.