

**WOODGATE CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 26, 2004**

NOTICE Upon due notice given and received, the Meeting of the Board of Directors of the Woodgate Condominium Association was held on October 26, 2004 at the Clubhouse in Yorba Linda, California.

PRESENT John Hubbard, President
Marvin Anderson, Vice President
Sean Murphy, Secretary
Norma Lawrence, Treasurer
Jeanne Murphy, Director

Mark Gehrs, Action Property Management, Inc.

CALL TO ORDER Board President, John Hubbard, called the meeting to order at 6:30 P.M.

LANDSCAPE COMPANY

INTERVIEWS Robert Bandy of Bandy Landscape Maintenance Company and Joe Hamby of Las Flores Landscape were present to answer questions and to elaborate on their respective service proposals. Both gentlemen answered questions related to scheduled on-site man-hours; slope maintenance; drainage issues; storm drain cleaning; and, irrigation repair issues. Board member Jeanne Murphy reported that she had received positive feedback when calling on Las Flores Landscape references.

OPEN FORUM Homeowners present offered comments and questions pertaining to various subjects, including:

- Homeowner at 20122 Woodstock Ct. reported that she has experienced drainage problems since 1999 when a new block wall/wood fence was installed by the Association. Board member Jeanne Murphy, who previously owned this same home, noted that she had never experience this problem when the old fence was in place. The homeowner advised the Board that she had made an effort to cure this problem by installing 6 drains in her patio area. However, during rains water continues to flood her back patio, but during rains, water continues to threaten to come through her sliding glass door. She submitted receipts and requested reimbursement for her out of pocket expenses. Ans.: The Board will take this under consideration and will report their decision to the homeowner at or before the next Board meeting.
- Homeowner who had requested architectural approval for an upstairs window was present to discuss hear the Board's position on that request. Ans.: Further research will be done by Board member Sean

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Murphy regarding legal or CC&R requirements pertaining to window size and privacy. In order to expedite the homeowner's appeal to the Board of Directors, a motion was duly made and seconded to accept Board member Sean Murphy's findings as the decision of the Board regarding this architectural question. Motion carried unanimously.

Additionally, Board member John Hubbard felt this type of improvement had always required that the work been done by a licensed contractor. Management was directed to check with the Association's attorney for clarification on this matter.

Open Forum was closed at 7:54 PM.

EXECUTIVE SESSION

DISCLOSURE At the executive session held on September 28, 2004, issues regarding third party contracts and delinquent accounts were discussed.

**CONSENT
CALENDAR**

Motion was duly made and seconded to approve the consent calendar and minutes as presented. Motion carried unanimously. The Consent Calendar includes the Board of Directors meeting minutes of October 28, 2004, the ratification of the Board's approval of the Action Without Meeting dated October 13, 2004, and the un-audited financial statements for the period ending September 30, 2004.

**HOMEOWNER
REQUEST FOR
REIMBURSEMENT**

Management reported that the termite company had been contacted to request clarification of their termite report and for them to provide a termite clearance on this address. This matter was then tabled pending receipt of the needed information.

**COURTYARD
RESPONSIBILITY**

It was reported by Jeanne Murphy that further work was need on the letter to be sent to the homeowners. Matter tabled until the November meeting.

**REPAIR
PROPOSALS**

Construction Repairs. After a review and discussion of the proposals submitted, a motion was duly made and seconded to:

1. 19952 Wrightwood Ct. - Deny the proposal for painting work on the garage doorjams as this was installed by the homeowner. The homeowner should prime the bare wood and it will be painted when the community is painted;
2. 20051 Pineville Ct. – Approve the proposal from Schlick Services to replace the parking slab at a cost of \$1,800;

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3. 6811 Foxborough Ct. – Approve the replace the front walkway in order to eliminate uneven cement and crack at front stoop;
4. 20192 Rockville Ct. – To take no action due to pending community wide paint.

Motion carried unanimously.

Pool Related Repairs. After a review and discussion of the proposals submitted, a motion was duly made and seconded to:

1. Pool timer – Approve the replacement of the pool light timer.

Motion carried unanimously.

2. Coping stone replacement. Tabled pending receipt of additional bids.

Plumbing Related Repairs. After a review and discussion of the proposals submitted for installation of pressure regulator valves and water shut off valves, this matter was tabled pending a legal opinion from the Association's attorney.

SKILLED ON-SITE

TRADESMAN

After a review and discussion of the proposal for an on-site worker from CPR, Inc., a motion was duly made and seconded to approve the contract for a one-month trial period employing two (2) men for one day each week (16 man-hours). Motion carried unanimously.

RESERVE STUDY

PROPOSALS

After a review and discussion of the submitted proposals, a motion was duly made and seconded to approve the proposal from Reserve Data Analysis for a study with an on-site inspection at a cost of \$750. Motion carried unanimously.

LANDSCAPE

PROPOSALS

After a review and discussion of the submitted proposals, a motion was duly made and seconded to approve the proposal from Las Flores Landscape at a cost of \$6,590 per month. Motion carried four to zero with one abstaining.

PAINTING

PROPOSALS

The Board required additional time to evaluate the proposals submitted. This matter was tabled until the November meeting.

EDUCATIONAL EXPENSE

REIMBURSEMENT

It was noted by the Board that the community manager, Mark Gehrs had used his personal funds in securing reservations for the educational seminar held on October 21, 2004 and sponsored by the Community Associations Institute of Orange County. After discussion and consideration, a motion was duly made and seconded to approve the reimbursement of the cost of the tickets in the amount of \$160.00. Motion carried unanimously.

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NEXT MEETING The next meeting will be held on November 23, 2004.

ADJOURNED There being no further business to come before the Board the meeting was adjourned at 8:45 PM.

ATTEST Respectfully submitted by Mark Gehrs, Association Manager.

APPROVED

John Hubbard, Chairman of the Meeting

SECRETARY'S CERTIFICATE

I certify that I, Sean Murphy, am the duly Appointed and Acting Secretary of the Woodgate Condominium Association, and do hereby certify under penalty of perjury that the foregoing is a true and accurate representation for the Minutes of the Board of Directors Meeting held October 26, 2004, as approved by the Chairman of the meeting.

Dated: _____
Sean Murphy, Secretary Dated