

**Villa Dominique Viewhome Association
Board of Directors Meeting Minutes
June 7, 2004**

Present: Lyle Cocking, President; Michael Gall, Vice President; Adam Smith, Secretary; Jim Cote, Treasurer. Sally Semm represented Preferred Property Managers (PPM). Lynda Fox, Director was absent.

Homeowners Forum: A new owner from 4878 Seda introduced himself. He was welcomed by the board, but did not have any questions at the current time.

Call to Order: The meeting was called to order at 6:05 p.m.

Architectural Committee: The Committee had no report, as no applications had been received.

Landscape Committee: Chairman Richard Palmer summarized the committee activities. The Committee is requesting approval from the Board to formalize an agreement with Treebeard Landscape that all sprinkler repairs less than \$325.00 can be completed without a proposal and formal approval from the board. The Landscape Committee brought forward information regarding the neighborhood's desire to replant one lemon tree, (affectionately known as the "Bernie" lemon tree), when the fire damaged landscaping is replanted. The Committee requested Board approval for the final planting plan of the slope west of 4816 Seda in the amount of \$2,856.00. Finally the Villa Dominique Viewhomes Landscape Committee Charter was presented.

Maintenance and Pool Committee: The mail kiosk damaged by the fire will be repaired this coming week. The pool lock is malfunctioning again, a locksmith will be asked to make the necessary repairs.

Restoration Committee: The third walk-thru will be conducted Wednesday June 16th. The quality of work is meeting expectations, the latest schedule does not seem valid, and so a revised schedule is being requested from BRI.

Minutes: The minutes of the May 4, 2004 meeting were approved as corrected.

Financials: The financial statements for the periods ending May 31, 2004 were accepted subject to audit.

Delinquencies: There are no delinquent accounts to report.

Correspondence: The Board denied the request from account 182-1 to waive a \$10.00 late fee.

Unfinished Business: A decision on rain gutters and/or covers was tabled until more information can be obtained.

The board moved, seconded and carried to approve the \$90.00 annual expense for the web page for the Villa Dominique Viewhome Association. All information that is sent to all owners is appropriate for inclusion on the web page. This includes information such as minutes, architectural request forms, landscape reports, & annual meeting information. All other information must receive Board approval before being posted on the web site. The current website address is www.vdvh.org.

The Board moved, seconded and carried to approve the agreement between Villa Dominique and Treebeard landscape which states all sprinkler repairs under \$325.00 do not need a written proposal and approval from the Board of Directors. The Landscape Chair will be kept abreast of irrigation repairs when needed.

The Board moved, seconded and carried to approve the plantings on the west Seda slope west of 4816 in the amount of \$620.00.

The Board moved, seconded and carried to approve the replanting of Bernie Lemon Tree with the assurance that all members of the association are made aware it is a community tree.

The Board requested further revision to the Landscape Charter. It is anticipated it will be complete by June 21st.

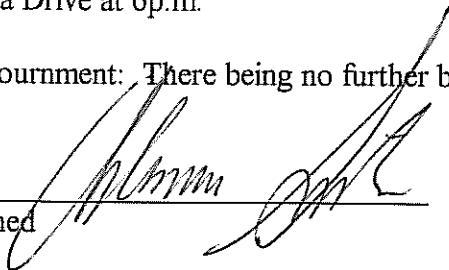
New Business: The Board moved, seconded and carried to support the petition presented by CAI-CLAC regarding the changing of the civil code to improve notification to homeowners when assessments are in arrears, provide a period of redemption whereby owners may avoid losing their home through foreclosure, and to secure the HOA's rights to secure claim to the assessment and costs of collection.

The Board moved, seconded and carried to accept the proposal from SunWest Plumbing for various repairs to the pool house bathrooms, drinking fountain and shower, in an amount not to exceed \$775.00.

Next Meeting: The next meeting will be held on Tuesday August 3, 2004 at the 4874 Seda Drive at 6p.m.

Adjournment: There being no further business, the meeting adjourned at 7:45 p.m.

Signed



August 3, 2004
Date