

VILLA DOMINIQUE VIEWHOME ASSOCIATION

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VILLA DOMINIQUE VIEWHOME ASSOCIATION

MINUTES OF MEETING

BOARD OF DIRECTORS

March 17, 2009

The regular meeting of the Board of Directors of Villa Dominique Viewhome Association was called to order by President Richard Hansen on Tuesday, March 17, 2009 at 6:00 p.m. at the Montgomery Field meeting room 1st Floor at 3750 John J. Montgomery Dr., San Diego, Ca 92123. A quorum was established with the following Directors in attendance:

*Directors present: Richard Hansen, President
Michael Gall, Vice President
Blaine Stauffer, Treasurer
Ann McNall, Secretary
Lynda Fox, Director*

*Also present: Marlene Powell, CCAM, Sr. Association Manager, N. N. Jaeschke, Inc.
Interested homeowners*

OPEN FORUM

An open forum was held for the benefit of the owners in attendance to express their concerns and ask questions. An owner requested to make a statement regarding water conservation mandate and proceeded to read from a scripted report stating comments were from articles and from personal observations. The owner conveyed his personal opinion regarding costs, affordability, penalties, fines, liens and special assessments. The owner was thanked for his attendance and comments. Another owner reported that he had received a violation letter regarding dog droppings and reported that he did not own a dog nor did anyone in his building have dogs. He asked the Board to consider revising the wording used in the violation letters for dogs. Following a discussion, upon a motion made, seconded and carried, the Board approved the language submitted by the mistaken dog owner to be used by the Management Company. Matters regarding dogs barking and off-leash, Ann McNall read from the rules and regulations that it is a violation to have dogs off leash.

Lynda Fox asked to address the points of the owner's presentation in open forum regarding the water conservation matters, and followed by saying Park West was asked to reduce the irrigating to three times per week and to change the Monday-Tuesday back to back schedule to space out the days for the summer schedule, which would result in a 25% reducing in savings. She further added that she recommended that the winter schedule be reduced to two times per week which would result in another 7% savings for a total of 32% savings in usage and cost. In-depth discussions continued between the Board and members.

MINUTES

The minutes of the February 17, 2009 were tabled due to the delay in the receipt of the minutes thus not giving the Board time to review them.

FINANCIAL MATTERS

Financial Reports: Following a review of the February 28, 2009 financial report, a motion was made seconded and carried to accept the report to place on file for the auditor's review.

Operating Disbursements over Budget for February: Items over budget were as follows: Taxes - \$165.00 to Union Bank for 3rd quarter federal taxes totaling \$540.00; Pool -\$220.00 to Payan Pool Service for January maintenance at \$375.00, alignment of plumbing for \$105.00, time and material for LAARS Series 2 inlet/out flanges/gaskets for \$185.00; Pest Control -\$610.00 to Lloyd Pest Control for November and January bait stations and November and January general control totaling \$1,110.00; Roof Repairs -\$5,773.34 to Premier Roofing as billed; Area Supplies -\$19.48 to Dunn Edwards for VDO-00210; and, Office Supplies & Expenses -\$120.51 to NNJ for supplies reimbursement at \$345.69 and for one extra hour over contract hours at February 17, 2009 meeting at \$75.00. All other expenditures were either for regularly occurring expenses or as approved by the Board. The month-to-date budget ended unfavorably with (\$1,046.47) over budget and the year-to-date budget ended unfavorably with (\$27,344.26) over budget.

Delinquency Report: There were no delinquent accounts to report.

Lloyd Pest Control: The Board discussed and agreed to release the pest control checks presently held pending receipt of the pest control contract. NNJ reported that Lloyd Pest Control could not find a copy of their existing contract and would be sending a new one for the Board to sign.

Reserve Study: A reserve study bid from M & M Business Enterprise to perform an accounting update for \$375.00 was submitted for review and approval. Following a discussion upon a motion made, seconded and carried, the Board voted to approve the reserve study bid.

Rancho Santa Fe Closed CD Account: Blaine Stauffer reported to the Board on interest rates offered from several financial institutions for the purpose of selecting one to deposit \$62,269.89 from the closed out Rancho Santa Fe Bank account. Following discussions, upon a motion made, seconded and carried, the Board voted to deposit the funds into a money market account with San Diego National Bank until such time they determine how to ladder those funds after reviewing the current list of accounts, their interest rates and maturity dates. The Board asked NNJ to provide a listing of those timed Certificates of Deposits.

Year 2009-10 Budget: NNJ reported that a proposed budget for the next operating year will be prepared after receipt of the Reserve Study from the reservist M & M Business Enterprises. Following the completion of the proposed budget, it will be turned over to Blaine Stauffer for review revisions by him..

Management Report: The report was submitted in writing and will be placed on file in the Association files.

COMMITTEE REPORT

Water Conservation Committee (WCC): The Board recognized Chairman Richard Palmer to address the Board on his WCC progress report. Mr. Palmer submitted reports to the Board members from pH Exterior Design Consultant, Pamela Homfelt and Landscape Architect, Jim Taylor of The Lightfoot Planning Group. In-depth discussions were held over the option items

3. 4786 Seda/Lapetoda: Report from PRC stated roof leak was in garage area. Tech removed tile above sliding glass door area and found underlayments in good condition and dry. Tech reinstalled tile and water tested sliding glass door and it started to leak right away. PRC recommended contacting a patio company to inspect patio deck and sliding glass door. **Board action: Approved back charge as owner responsibility.**

NEW BUSINESS

Installation of New Mailboxes: Michael Gall submitted a plan to install new mailboxes that are stored in the pool pump room. The Board asked NNJ to request bids for their installations into the existing kiosks.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned to Executive Session.

NEXT BOARD MEETING

The next meeting is scheduled for Tuesday, April 21, 2009 at 6:00 p.m. at the Montgomery Field meeting room 1st Floor at 3750 John J. Montgomery Dr., San Diego, Ca 92123.


Secretary Signature

4-21-09
Date