

VILLA DOMINIQUE VIEWHOME ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 6, 2005

CALL TO ORDER

The meeting was called to order at 6:03 p.m.

PRESENT

Lynda Fox, President; Michael Gall, Vice President; Rex Warburton, Treasurer; Adam Smith, Secretary and Ed Jones, Director. Karina Tatum and Kathy Michaels represented Preferred Property Managers.

MINUTES

The minutes from the August 2, 2005 Board of Directors Meeting were presented to the Board. A motion was made, seconded and carried to approve as amended.

The minutes from the August 8, 2005 Emergency Special Meeting were presented to the Board. A motion was made, seconded and carried to approve as submitted.

FINANCIALS

The Board reviewed the financial statements for the period ending August 2005. A motion was made, seconded and carried to approve the financials as submitted, subject to audit.

HOMEOWNERS FORUM

There were five owners present at the meeting. Issues discussed included raising dues, the Renovo slope and communication with the Villa Dominique Townhomes, deck bubbling, termites and west bank berm soil. It was also requested that volunteers be given keys to the sprinkler system to the west bank for emergency purposes. The Board agreed that Ms. Hatcher be the Landscape Committee representative to have communication with the Villa Dominique Townhomes regarding the Renovo Slope. The Board also agreed that volunteers should have keys to the sprinkler system for emergency purposes. All other matters will be further discuss these matters during new business.

COMMITTEE REPORTS

Architectural – Mr. Warburton informed the Board that Mr. Roemer is on vacation and no report was available at this time.

Maintenance – Mr. Smith informed the Board that Three Phase Electric has completed the electric meter boxes.

Pool – Mr. Smith suggested to the Board that a thermometer with a cover be purchased to keep anyone from changing the temperature in the spa. The Board agreed that the thermometer with a cover should be purchased and the pool maintenance company should inform the Board if they believe the temperature has been adjusted at any time.

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Landscape – Mr. Jones informed the Board that additional irrigation repairs which were needed during the month of July. Two of the items on the Treebeard invoice were due to fire construction and should be paid by the fire fund. The Board agreed that these items should be paid, and the construction repairs will be paid from the fire fund account. Another charge on the repairs of a sidewalk on Renovo Way will be further reviewed by the Property Manager as to how this repair was approved. Mr. Smith requested that ivy on the pool area fence be removed by the landscapers.

Restoration/Construction – Ms. Fox informed the Board that a meeting will be held between the Board, Mr. Masse and Mr. Dohoney to discuss the restoration which is almost complete. A date has not been determined at this time. Ms. Michaels recommended that an accounting of the restoration funds and expenses be made by PPM. The Board agreed that it was not necessary since Mr. Masse has a worksheet with all the information needed.

DELINQUENCIES

No action was required.

CORRESPONDENCE

The Board reviewed the miscellaneous correspondence. The Board approved a request by Mr. Abeyta to include the approved meeting minutes in the Association website provided that no homeowner personal information be included. Property Manager will provide Mr. Abeyta with copies of the approved minutes.

Skylight Replacement - The Board requested that the Property Manager obtain additional bid proposal for the replacement of the skylight. This matter will be further discussed during the next board meeting.

Deck Bubbles - The Board agreed that a meeting should be held between the Property Manager, board members and the owner of Deck Coatings Specialist to further assess the deck bubbles still appearing in some units. The meeting will be setup by the Property Manager. The Board also agreed that at this time Deck Coatings Specialist should continue to repair the deck bubbles as part of their warranty. This matter will be further discussed during the next board meeting.

UNFINISHED BUSINESS

Chain link fence – This matter was tabled until additional bids are obtained by Mr. Jones for planting material that would cover the damaged fence.

Review of HOA Contracts - Treebeard Landscape - The Board reviewed the current landscape contract with Treebeard Landscape. The Board agreed that the Property Manager request that a new contract which would include a team of landscapers be submitted by Treebeard Landscape by September 30, 2005 and a meeting be held with Treebeard Landscape to discuss the new proposed contract and concerns of the Board.

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NEW BUSINESS

Rodent Control - The Board reviewed correspondence from the Property Manager which included information regarding the current pest control contract with Lloyd's Pest Control. At this time the current contract includes rodent control on a per unit basis only. No action was needed at this time.

Termite Letter - Per homeowner's request, an item will be placed in the monthly newsletter regarding termites.

California Construction Concepts - The Board reviewed invoicing from California Construction Concepts. After the discussion, a motion was made, seconded and carried to limit CCC hours to five per week. CCC is to inform the Board if additional hours are needed during the month.


NEXT MEETING

The next meeting will be held on October 4, 2005 at 4874 Seda Drive.


ADJOURNMENT

The meeting was adjourned at 8:12 p.m. in to Executive Session.

Respectfully Submitted,


Karina Tatum
Recording Secretary

9/7/05
Date


~~Adam Smith~~ **LYNDA FOX**
Board Secretary President

9/7/05
Date