

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
JULY 21, 2004
MINUTES**

CALL TO ORDER

There being a quorum of directors present in accordance with the Bylaws of the Association, the Regular Session Board of Directors Meeting was called to order at 7:15 p.m. by Board Vice President, Diana Sun.

DIRECTORS PRESENT

Marilyn Dupree
Ginger Cameron
Diana Sun
Stephanie Wuerz

DIRECTORS ABSENT

Elsbeth Erler

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
7 Homeowners

HOMEOWNERS FORUM

The Board and homeowners present discussed the need for a fulltime security person in the complex and also various other complex issues. Management was asked to inquire from the complex across the street from Playmor, which security firm they use and to report back to the Board the cost for this service.

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of June 16, 2004, were submitted for Board review.

Resolution: To approve the Regular Session Meeting Minutes of June 16, 2004, as submitted.

Motion: Dupree
Second: Wuerz

The motion carried unanimously.

FINANCIAL REPORTS

The financial statement and bank reconciliation for the month ending June 30, 2004 was tabled and will be approved at the August meeting.

REPORTS

The following reports were reviewed and filed:

Management Report
Customer Service Report
Violation Log
Landscape Report
Maintenance Report
Security Report
Utility Reports

OLD BUSINESS TO COME BEFORE THE BOARD

A. Management Contract

The updated management contract was tabled to the August meeting.

B. 8008 Camino Tranquilo – Request for Sidewalk

The Board determined that the possibility of steppingstones versus a sidewalk would be sufficient for the area this homeowner is requesting a sidewalk be placed in. Management, the board members, and the maintenance company will look at this on their July 28 walk-through and report back to the Donofrio's.

NEW BUSINESS TO COME BEFORE THE BOARD

A. Water Damage to 3918 Via Tranquilo

Management received a phone call from the owner and was informed a leak was coming from the upstairs bathroom down to the ceiling of the dining room. Management authorized Walter Anderson Plumbing to investigate the problem, but informed the owner that if the leak was caused from something that was an owner responsibility that they would have to be responsible for the plumbing bill.

The plumber contacted management and stated there was a lot of caulking missing around the bottom of the shower and around the shower plate. Also, many tiles were loose as well as the ____ valve inside the wall needed to be strapped in order to eliminate any movement and, therefore, could be the possible cause of the water leaks.

These items are all owner responsibility and not something that is a building defect. The owner of 3918 Via Tranquilo has requested the Association pay for the plumbing bill and inside repairs. Management responded that all inside repairs due to water intrusions were the owner's responsibility according the CC&Rs, the Board determined the plumbing bill in this case was also the owner's responsibility.

B. Reimbursement Request – 7947 Camino Tranquilo

On Sunday, June 27th, the sewer line backed up into Unit 7947, 7941, 7945, and 7943 Camino Tranquilo. The resident at 7947 called Drain Patrol and the line was cleared. The tenant from that unit is requesting reimbursement in the amount of \$200.00.

Resolution: To reimburse the tenant at 7947 Camino Tranquilo \$200.00 for payment to Drain Patrol to clear the mainline sewer.

Motion: Sun
Second: Cameron
The motion carried unanimously

NEXT BOARD OF DIRECTORS MEETING


The next Board of Directors meeting is scheduled for Wednesday, August 18, 2004, at 7:00 p.m. at the Doyle Recreation Center.

EXECUTIVE SESSION SUMMARY

Preceding the Open Session Meeting, an Executive Session Meeting took place to discuss delinquencies per Civil Code 1363.05(c).

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 9:40 p.m.



SIGNED

8-18-04
DATED