

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
SEPTEMBER 15, 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 7:10 p.m. by Board President, Marilyn Dupree.

DIRECTORS PRESENT

Marilyn Dupree
Ginger Cameron
Stephanie Wuerz
Elsbeth Erler

DIRECTORS ABSENT

Diana Sun

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of August 18, 2004, were submitted for Board review and approval.

Resolution: To accept the Regular Session Meeting Minutes of August 18, 2004, with the following corrections. Under Old Business, Item D, New Pole Lights, should read: The proposal from Rescom to install five new pole lights in the common area was reviewed. The proposal includes lantern style globes and was signed and approved by the Board.

Motion: Cameron

Second: Wuerz

The motion carried unanimously.

FINANCIAL REPORTS

Treasurer, Stephanie Wuerz reported the June 30th, 2004 and July 31st, 2004 financial statements and bank reconciliations had been reviewed.

Resolution: To accept the preliminary financial statement for month ending August 31, 2004, which stated the Association's accounts included \$279.86 in the operating fund and \$287,263.64 in the reserve accounts for total assets of \$290,128.50. The August 31st statement also reflects a year to date net decrease of \$1,182.10 and a year to date reserve funding of \$1,169.53 as compared to the budgeted amount of \$15,753.00.

Motion: Cameron
Second: Wuerz
The motion carried unanimously

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. Paving Project

A map indicating where each parking space in the order of the parking spaces was sent to National Paving so the work can be scheduled and the re-stripping of the stalls can be completed. Management is awaiting the date that this will be done.

NEW BUSINESS TO COME BEFORE THE BOARD

A. Towing Charge Reimbursement Request

The owner of 7957 Camino Tranquilo requested the Board reimburse towing charges a guest of hers incurred. The guest was parked in another resident's parking space, but the stall was not marked clearly, therefore, her guest did not realize it was guest parking.

Resolution: To deny the request for reimbursement for the guest at 7957 Camino Tranquilo.

Motion: Wuerz
Second: Cameron
The motion carried unanimously.

B. 7922 Playmor Terrace – Tree Removal Request

The owner of this unit (Tierman) submitted a letter to the Board requesting the tree roots be removed from underneath the patio slabs at his unit.

Resolution: To instruct Management to have Rescom Services dig out the portion of the slab that is cracked, remove the tree root, and re-pour concrete.

Motion: Wuerz

Second: Cameron

The motion carried unanimously

C. Removal of Ease Building Overhang

Rescom was asked to provide a bid to remove the 1 1/2 feet of (outlookers) from the fascia boards on each building. This proposal included filling in the ends with wood filler as needed. The cost would be \$310.00 per unit according to the proposal. Management was asked to clarify whether it's per unit or per building and the subject will be brought up at the next board meeting.

D. Proposal to Extend Fence

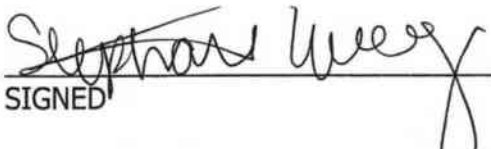
Rescom provided a bid to extend the wood post and rails that are at the end of the cul-de-sac near 7912 Camino Tranquilo. This would be to prevent residents from using that area as a path or a dumping ground. As the bid was not clear, it was determined to table this item for the next board meeting. Management will get a revised proposal.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting is scheduled for Wednesday, October 20, 2004, at 7:00 p.m. at the Doyle Recreation Center.

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 8:30 p.m.



SIGNED

10-20-04
DATED