

**PLAYMOR TERRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

Wednesday September 21, 2005

Directors Present

Marilyn Dupree, President
Diana Sun, Vice President
Ginger Cameron, Member At Large
Stephanie Wuerz, Treasurer

Also Present

Adrian McKibbin, A. McKibbin & Co.
Michelle M. Cross, A. McKibbin & Co.
3 Homeowners

Absent

Sam Goldberg, Secretary

CALL TO ORDER

Diana Sun called the meeting to order at 6:05 p.m. in the absence of Marilyn Dupree.

APPROVAL OF MINUTES

The August 2005 minutes were reviewed. Ginger Cameron motioned to accept the minutes, Diana Sun seconded the motion and the minutes passed unanimously.

HOMEOWNER INPUT

Mr. Markley addressed the issue of the tree trimming. Management confirmed that they had received bids for the trimming and removal of trees and would be discussed at this meeting.

FINANCIAL REPORT

The Board reviewed the August 2005 Financial Statements. The Board approved the financial statements subject to audit. Diana Sun moved to accept the report, Stephanie Wuerz seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECIEVABLE

There were three delinquent accounts, legal action is being taken with two, and the attorney will be addressing the third.

B. TAX ISSUE

The Board requested Management will have Jose Mejares, CPA follow up with the IRS and Merit Property Management regarding the delinquent tax matter.

MAINTENANCE ITEMS

A. LANDSCAPE MATTERS

The Board discussed the proposals and the following items were approved:

Proposal # 4685 from De La Torre Landscape & Maintenance, Corp. to add drainage in the front of unit 7952, 7942 Playmor Terrace and landscape plants to 7963 Playmor Terrace, and 7943 Camino Tranquilo. The total cost of this work is \$1479.00.

Proposal # 4706 from De La Torre Landscape & Maintenance, Corp. to install a new 24 station irrigation controller located at 7934 Playmor Terrace at a cost of \$1450.00.

Proposal # 4683 from De La Torre Landscape & Maintenance, Corp. to provide additional labor to clear up the entire landscaped area with one month at a cost of \$3500.00.

The Board reviewed proposal for the removal of 6 Alder and trimming of 3 orchards, 3 elms and all clearing of limbs from all the building structures with the property. After some discussion, the Board approved the bid from Western Tree Service at a cost of \$2,225.00.

B. CATHODIC PROTECTION

Roger Benham of Bencor agreed to the reduced fee presented by Management and the work should be started by mid October.

C. ROOFING

Legal counsel is working with the roofing material manufacturer on this matter.

D. PAVING

Legal counsel informed the Board that there will be hearing with the Judge on September 23, 2005 regarding this matter.

E. PLUMBING REPAIRS

After some discussion the Board unanimously decided not to reimburse the owner of 7947 Camino Tranquilo for the \$85.35 for gas usage due to a slab leak because the resident did not inform the Board in a timely manner.

Management informed the Board that the issue between 7922 & 7926 Camino Tranquilo water damage issue is being handled by the unit owner's insurance companies.

F. DECK REPLACEMENT

Management has a bid from John Wayne Construction, and will be requesting a bid from AV Builders for the replacement of the deck. At 7961 Playmor Terrace.

ADMINISTRATIVE

A. CORRESPONDENCE

The Board reviewed the recent correspondence to and from the owners.

NEW BUSINESS

A. UPDATE RULES & REGULATIONS

It was suggested by the Board that the Rules & Regulations need to be updated.

B. PARKING ISSUE

Management and the Board are aware of the incorrect marking of parking spaces and that this matter is in litigation and no action can be taken at this time per the advice of legal counsel

C. BULLETIN BOARD REKEY

The Board approved the rekeying of the bulletin boards located at both pools.

D. DOG ISSUE

The Board reported that several homeowners expressed their concerns regarding two large dogs which they felt posed a treat to the community. Management will send a hearing letter to the owners of 8106 Camino Tranquilo.


ADJOURNMENT

Meeting was adjourned at 6:50 p.m. by Marilyn Dupree.

Respectfully Submitted,

Michelle M. Cross
Recording Secretary

APPROVED


Marilyn Dupree, President

10-19-05
Date