

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, December 5, 2005**

DIRECTORS PRESENT

Marilyn Dupree, President
Diana Sun, Vice President
Sam Goldberg, Secretary
Ginger Cameron, Member At Large

ALSO PRESENT

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

ABSENT

Stephanie Wuerz, Treasurer

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by Vice President, Diana Sun at 6:03 p.m.

APPROVAL OF MINUTES

The October 2005 minutes were reviewed, and accepted as submitted. Diana Sun made a motion to accept the minutes, Ginger Cameron seconded – all were in favor and the motion passed unanimously.

HOMEOWNER INPUT

Homeowner present would like to have the agenda items for the Board of Directors Meeting put in the newsletter.

Homeowner present voiced her concerns on six issues:

1. Requested landscapers to address the ivy overgrown in her carport located at 7995 Playmor Terrace.
2. On going issue with confusion of reserved parking spaces and guest parking spaces.
3. She noted that the east pool's tile looked grungy, and felt the pool service should be cleaning more often.
4. The shrubs at the entrance to Playmor Terrace appear unattractive.
5. Concerned with some of the trimming of shrubs by landscapers, they look boxy.
6. Would like the Board to readdress the Repainting Project.

Management is currently addressing the issues, or will be taking steps to correct them.

The Board reviewed the October 2005 and November 2005 Financial Statements. After some discussion Sam Goldberg made a motion to accept the financial subject to audit, Diana Sun seconded the motion – all were in favor and motion passed unanimously.

MANAGEMENT REPORT

HEARING

The two hearings that were scheduled for this meeting have both complied. The addresses were:

1. 8022 Camino Tranquilo for violation of Playmor Terrace Rules & Regulation XVII, #e, Architectural Control.
2. 8126 Camino Tranquilo for violation of Playmor Terrace Rules & Regulation XVI, Trash Pick-up.

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

There were 4 delinquent accounts. Two are in foreclosure with legal counsel. The other two required lean process, Sam Goldberg made a motion and Diana Sun seconded – all were in favor and the lean process was approved.

B. TAX ISSUE

Legal counsel is currently researching the payment demand of \$7,650.81 and a report will be available at the next meeting.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

The landscapers were able to located several mainline leaks and fix them, this should decrease water bills.

B. TREE TRIMMING AND REMOVAL

The tree trimming and removal has been completed except for one alder tree. Tree replacement has been suspended until spring awaiting the condition of the current alders and whether they will come back.

C. CATHODIC PROTECTION

This work has been completed.

D. ROOFING

Legal counsel recommended two roofing companies, AMQ Roofing and Mission Valley Roofing to replace the ridge caps on the sloped roofs.

E. PAVING ISSUES

Legal counsel has reported that they are still in litigation over the paving issue.

F. DECK REPLACEMENT

The deck located at 7961 Playmor Terrace has been inspected by management and does not need replacement.

Upon inspection of the decks, management noted wood rot occurrence in areas where plants are located. The overflow of water and lack of oxygen to the wood is causing deterioration of the decks. Sam Goldberg made a motion to seek legal counsel before replacing any decks, Marilyn Dupree seconded – all were in favor and the motion passed unanimously.

The deck located at 3908 Via Tranquilo has been put on hold until legal counsel has been notified regarding the above findings.

F. POOL AWNING REPAIRS

The awning repairs have been completed at the east pool, but still need to be completed at the west pool by Jon Wayne Construction. They are being notified.

ADMINISTRATIVE

A. CORRESPONDANCE

The homeowner located at 8106 Camino Tranquilo was given one month from the date of October 31, 2005 to comply with the violation of the Declaration of Covenants, Conditions and Restrictions for Playmor Terrace, page 21, 5.3.12 (a). As of November 31, 2005 the homeowner has not complied. The Board approved to fine \$100.00 for the violation, and will increase in increments of \$50.00 per month if the violation continues

The homeowner located at 7941 Camino Tranquilo as of November 19, 2005 is still in violation of Rules & Regulations XII, Project utilization and appearance, #1. Sam Goldberg made a motion to fine her \$150.00 for continue violation of the rules & regulations, Diana Sun seconded – all were and the motion passed unanimously.

The Board approved the payment of \$860.00 to go to the homeowner of 7926 Camino Tranquilo for the damages to her carpet due to a pipe leak in the wall of her unit.

The water dripping into the utility room of 7941 Camino Tranquilo from 7943 Camino Tranquilo has been resolved.

The request from 7957 Camino Tranquilo to have flowers replace the current ivy she has in the front of her unit under the window has been denied for now due to landscape budget and more pressing landscape issues that need to be addressed.

The homeowners who complied with the letters that were sent them are as followed:

1. 7962 Camino Tranquilo
2. 7934 Playmor Terrace
3. 3916 Via Tranquilo
4. 3918 Camino Tranquilo
5. 8018 Camino Tranquilo
6. 7956 Playmor Terrace
7. 7906 Playmor Terrace
8. 7955 Camino Tranquilo
9. 7952 Playmor Terrace
10. 8028 Camino Tranquilo
11. 7952 Playmor Terrace
12. 7954 Playmor Terrace
13. 3903 Via Tranquilo
14. 7958 Playmor Terrace

There were 20 trash letters sent out as well.

NEW BUSINESS

A. BACKFLOW LEAK

During a walkthrough on November 29, 2005 management discovered a backflow leak. Sam Goldberg made a motion to approve Pacific Backflow to fix this problem at a cost of \$700.00, Diana Sun seconded – all were in favor and the motion passed unanimously.

B. 7904 PLAYMOR TERACE WATER PRESSURE ISSUE

The Board approved the replacement of a pressure regulator at the cost of \$200.00.

C. REPAINTING PROJECT

Request to put the painting project back on the agenda.