

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, February 8, 2006**

DIRECTORS PRESENT

Marilyn Dupree, President
Glen Lyons, Vice President
Sam Goldberg, Secretary
Ginger Cameron, Member At Large

ALSO PRESENT

Adrian McKibbin, A. McKibbin & Co.
Sean DeFreitas, A. McKibbin & Co.
5 Homeowners

ABSENT

Stephanie Wuerz, Treasurer
Diana Sun, Vice President

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by President, Marilyn Dupree at 6:05 p.m.

RESIGNATION

Ginger Cameron made a motion to accept the resignation of Vice President, Diana Sun and Sam Goldberg seconded the motion – all were in favor and the motion passed unanimously.

APPOINTED

Ginger Cameron made a motion to nominate Glen Lyons as Vice President, Sam Goldberg seconded the motion – all were in favor and Glen Lyons was appointed as the Vice President.

APPROVAL OF MINUTES

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

FINANCIAL REORT

The Board reviewed the December 2005 Financial Statements. After some discussion Ginger Cameron made a motion to accept the financial statement subject to audit, Sam Goldberg seconded the motion – all were in favor and the motion passed unanimously.

HOMEOWNER INPUT

1. The homeowner located at 7946 Camino Tranquilo discussed the ongoing parking issue and conflicts her tenants are having with their neighbor located at 7944 Camino Tranquilo. The board concluded at the current time, we will give the owner of 7944 Camino Tranquilo, Mr. Huber his legal parking space and place the number 6 over the number 7 making the parking space read 126 instead of 127. For the inconvenience this will cause to unit # 127 the board decided to make one of the guest's parking spacing available to unit # 127 by marking the numbers 127 on a guest parking space, giving them a permanent space at the current time. Management will also contact legal council to receive permission to video tape the process of making the widen crosswalk a normal size crosswalk and give unit # 127 its legal and permanent parking space back while litigation continues with the paving company.
2. The homeowner located at 8106 Camino Tranquilo discussed the letters and fine imposed upon the unit due to her tenant's having 2 dangerous dogs which interfere with the well being of everyday life for the members of the community. The board's decision was to meet in an executive session to make a decision on the request of Mr. and Mrs. Chou to have their tenants reside in the unit with their dogs for a period of 90 days while they are in the process of buying a house and to drop the current \$100.00 fine that is attached to the unit

In executive session the board decided to retain the \$100.00 fine that is attached to the unit and to contact legal council to have a letter sent to Mr. and Mrs. Chou that would have the dogs removed from the premises.

3. The homeowner located at 3908 Via Tranquilo discussed the letters he received from management in regards to the water damage that has taken place on his deck. Management with the advice from legal council concluded that the damaged to the supporting beams were caused by two potted plants that were placed on the deck. After some discussion it was the board's decision to have management acquire a bid to repair the damages to the deck.
4. The homeowner located at 8076 Camino Tranquilo noted that here front grass needs to be reseeded and the sprinklers near her front door also need to be adjusted as they are currently wetting her door mat. She also noted that the tiles at the west pool need to be re-grouted. Management is currently addressing these concerns, or will be taking steps to correct them.
5. A homeowner wanted to collect the email addresses of the residents for the purpose of emailing them a copy of the meeting minutes. After some discussion the board decided that management would solicit the owners for their email addresses to email them a copy of the approved meeting minutes in the next billing statements. After this data is collect we will start emailing the minutes to everyone that has provided us with there email address.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

There are currently two delinquent accounts. Sam Goldberg made a motion that we contact legal council and have a pay or lien letter sent to account 4162, Ginger Cameron seconded – all were in favor and the motion was approved.

B. TAX ISSUE

Management has sent the tax returns and audits from 1995 to legal council. Management has also requested that legal council send a demand letter to Merit Property Management requesting the sum of \$7,650.81. These concerns are currently pending as we are waiting for the response from legal council.

C. RESERVE STUDY

Management discussed that we need conduct a Level II: Update With-Site Reserve Study. Ginger Cameron made a motion to accept the proposal by Association Reserves, INC to perform the Reserve Study at a cost of \$1,900.00, Marilyn Dupree seconded – all were in favor and motion passed unanimously.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

The board reviewed the current bid by De La Torre Landscape to remove and replace the 4x6 concrete slab and install 2 drains on the left and right side at a cost of \$800.00.

B. ROOFING

The Board reviewed the proposal from Mission Valley Roofing to replace the ridge caps on the entire development at a cost of \$27,000.00. After some discussion the board agreed to view additional bids for the project.

C. PAVING ISSUES

Marilynn Dupree has a meeting with the attorney on February 17th were she will be deposed

D. DECK REPLACEMENT

The Board reviewed the bids from ResCom at a cost of \$7,360.00 per deck and John Wayne Construction at a cost of \$7,586.00 per deck for the replacement of the decks located at 8022 and 8024 Camino Tranquilo. After some discussion the board decided they would like to view bids for both treated and non-treated lumber for the replacement of the decks. Management is in the process of attaining these bids.

E. POOL AWNING REPAIRS

The awning at the east pool has been replaced and management is currently working with John Wayne Construction to replace the awning at the west pool.

ADMINISTRATIVE

A. CORRESPONDANCE

Management reviewed the letters sent to various homeowners throughout the property and discussed at length the letter sent to 7941 Camino Tranquilo, 7963 Playmor Terrace and 7926 Camino Tranquilo.

The board concluded to contact legal council in regards to 7941 Camino Tranquilo as her patio needs to be cleaned and the items being stored on her patio need to be removed.

At address 7963 Playmor Terrace the board concluded that the cost to repair the fence will be the owner's responsibility and the association will help maintain the fence. Management is in the process of attaining bids to repair the fence.

Management noted that the owner of 7926 Camino Tranquilo received a check in the amount of \$860.00 for the reimbursement of carpet replacement.

NEW BUSINESS

A. RAFTER TAILS

Management discussed with the board the proposal from Accord Painting and John Wayne Construction to trim the rafter tails. Accord Painting estimated a cost of \$34,440.00 and John Wayne Construction estimated a cost of \$8,873.00. Management also discussed that we view a bid from the roofing company to complete this project while they are replacing the ridge caps.

B. POWERWASHING

Management discussed with the board the proposal from General Coatings Corporation to power wash the cutters, clean the downspouts and blow off leaves from affected roofs at a cost of \$7,500.00.

C. LETTERS

Management noted that we are writing a large amount of letter on a regular basis and due to the time that is involved after sending 17 letters which is 10 % of the units on the property there will be a \$10.00 service charge for each letter.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 7:46 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Marilyn Dupree, President

Date