

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, April 19, 2006**

DIRECTORS PRESENT

Marilyn Dupree, President
Glenn Lyons, Vice President
Sam Goldberg, Secretary
Stephanie Wuerz, Treasurer
Ginger Cameron, Member At Large

ALSO PRESENT

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

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by Adrian McKibbin at 6:03 p.m.

HEARING

The owner of 7928 Camino Tranquillo was not present to discuss their violation regarding loud parties. After some discussion the Board concluded the owner will be fined \$50.00 and if there are any more occurrences of this violation the fines will increase in \$50.00 increments.

HOMEOWNER INPUT

The homeowner at 8076 Camino Tranquillo noted that the city is currently working on the North Bank of Playmor Terrace and they do not clean up the debris from the trees after trimming them. Management noted that they will contact the city and notify them of the concerns. This homeowner also noted that the turf that was recently installed just outside her front door is almost dead. Management has discussed this with the landscaper and it will be replaced.

Mr. Harris requested a copy of all homeowners' information to attain their email address to send them a copy of the approved minutes. After some discussion his request was denied. Management noted that we will research the law for given out homeowners' information and it will be reported at the next Board Meeting. The Board also noted that the approved minutes will be posted at the pool. Sam Goldberg made a motion that management is to email a copy of the approved minutes to Mr. Harris at charris1@san.rr.com, Glenn Lyons seconded the motion and the motion passed unanimously.

Susan Maloney noted concerns regarding the numbering of her parking space as many people mistake it for guest parking. Susan also commented on the letter she received from Management stating that because of the current litigation with the paving company, we are unable to alter any numbering on the parking stalls. Marilyn Dupree noted that she will place Susan's unit number on the bumper of the parking spot. Management noted that the parking issue should be resolved in six months. Susan Maloney also asked about the painting of the property and Management noted that they are currently attaining a specification sheet from Frazee Paint to paint all the wood throughout the property. Susan would also like a note to be made in the newsletter regarding the placing of your pets waste in trash cans that do not belong to you and to all dog walkers please pick up after your pets.

APPROVAL OF MINUTES

The March 2006 minutes were reviewed, and accepted as written. Sam Goldberg made a motion to accept the minutes, Marilyn Dupree seconded – all were in favor and the motion passed unanimously.

FINANCIAL REORT

The Board reviewed the March, 2006 Financial Statements. After some discussion Stephanie Wuerz 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.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

There are currently six delinquent accounts. Sam Goldberg made a motion that the Association files a lien on accounts 4021, 4111, 4121, 4162, on account 4107 we file a notice of default and on account 4161 we file with small claims court, Ginger Cameron seconded the motion and the motion passed unanimously.

B. RESERVE STUDY

Management noted that the reserve study indicates that the annual funding should be \$10,800.00 per month, which is the amount approved for the 2006/2007 annual budget. Management noted that 2005 Monthly Reserve funding is currently at \$8,100.00 and the amount needed to increase monthly funding is \$2,700.00. The study also shows a need for a \$2,500.00 special assessment. Management noted that the special assessment was voted on last year and failed and that a special assessment will be necessary to perform the recommended reserve work. Management reviewed the Association projected balance in the reserve accounts as of May 31, 2006 is \$263,591.18 and to be fully funded per the Reserve Study the balance should be \$984,213.00.

C. ANNUAL BUDGET

Management proposed an increase in the monthly assessment by twenty percent with the majority of the funds being used to fund the reserve accounts. After some discussion Sam Goldberg made a motion to keep the monthly assessment at \$240.00, Glenn Lyons seconded the motion and the motion failed as three members opposed.

After reviewing the expenses of the Association Ginger Cameron made a motion to increase the monthly assessment by \$22.00 bringing it to \$262.00, Stephanie Wuerz seconded and the motion passed with three members agreeing with the increase and two members choosing to abstain from voting. Therefore effective June 1, 2006 the monthly assessment will \$262.00.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management noted that there was a water leak in the common area found on the landscape walk through and it was repaired.

B. ROOFING

The Board compared the proposals from Mission Valley Roofing at a cost of \$27,000.00, Millennium at a cost of \$26,440.00, and Premier Roofing at a cost of \$34,452.00 to replace the ridge caps on the entire development. . The Board reviewed combining the cutting and painting of the rafter tails into this project and noted that Premier Roofing's bid for the cutting of the rafter tails is \$5,944.00. The Board also discussed seeking legal counsel's advice to finalize the roofing contract. After some discussion Marilyn Dupree made a motion to accept the proposal from Mission Valley Roofing at a cost of \$27,000.00, allow Management to negotiate with them to include the cutting of the rafter tails for an additional \$6000.00 charge and have legal counsel finalize the contract, Stephanie Wuerz seconded the motion and the motion passed with four members agreeing and one member choosing to abstain.

C. PAVING ISSUES

Management noted that an umpire for the paving issue has been selected. Glenn Lyons made a motion to accept the umpire as So Cal to monitor the completion of the paving, Ginger Cameron seconded the motion, and the motion passed unanimously.

D. DECK REPLACEMENT

Management noted that we negotiated with Millennium Builders to have all three decks repaired at a cost of \$18,118.00. Management also noted that when the decks at 8022 and 8024 Camino Tranquilo were being replaced that the fascia boards on each side of the laundry room also need to be replaced at a cost of \$425.00.

Management also discussed that when the frame work for the decks at 8022 and 8024 Camino Tranquilo were being installed they were installed with regular Douglas Fir and will need to be removed has our contract states that the decks are to be replaced with non-incised pressure treated lumber.

E. POOL AWNING REPAIRS

Management is still working with John Wayne Construction to get the awning at the west pool replaced. Marilyn Dupree also stated that globe lights were installed at the west pool.

ADMINISTRATIVE

A. ANNUAL MEETING

The Board and Management reviewed the agenda for the Annual Meeting and discussed the notice of the Annual Meeting that will be sent to all the members. Stephanie Wuertz noted that she will not be running for the Board of Director. Management will confirm that a quorum is 40% of the members of the Association. Management also noted that Cathy Haugen submitted an application form to run for a position on the Board of Directors and her name will be added to the ballot. Management will delete from the notice, that there is a need for a \$48.00 per unit per month increase in the monthly assessment.

B. TREE DAMAGE TO A CAR

Management discussed the estimate sent by Lina Keokanock for the repair of her car at a cost of \$1,133.28. A tree branch from the slope on Arriba snapped and fell on the car. Management has asked Lina to attain two additional estimates. The Board has asked Management to contact legal counsel to note if this incident would be considered an "Act of God".

C. CORRESPONDENCE

The Board concluded that the owners of 8084 Camino Tranquilo will be called to a hearing as they have not removed the hammock and Christmas lights on their patio.

The owners of 7951 Playmor Terrace will be called to a hearing as they have not removed the child's slide from their balcony and the material that are being stored on the patio.

The owner of 8022 Camino Tranquilo will be called to a hearing as they have not removed the items being stored on their patio.

The owner of 8024 Camino Tranquilo will be called to a hearing as they have not removed the arch, screen door, and materials being stored on their patio.

The owner of 7964 Camino Tranquilo will be called to a hearing as the tree roots in their patio need to be removed.

The owner of 7966 Camino Tranquilo will be called to a hearing as the palm trees in their patio need to be trimmed.

The owner of 7934 Playmor Terrace will be called to a hearing as they need to remove the grass netting that is on the balcony fence.

A letter will be sent to 7948 Playmor Terrace stating that the Association did everything possible to adhere to your requests and at this time, there is no further action warranted.

NEW BUSINESS

A. INVESTING

Glenn Lyons will contact Management with a plan to ladder out the Association's investments in CD's in \$50,000.00 increments, keeping in mind that \$100,000.00 will be needed in the next six months for the painting and roofing projects.

B. MAIL BOXES

Ginger Cameron noted that the mail boxes at 3912 Via Tranquilo and 7932 Camino Tranquilo needed to be replaced.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 7:41 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Sam Goldberg, Secretary

Date