

**PLAYMOR TERRACE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Wednesday, August 16, 2006**

**DIRECTORS PRESENT**

Marilyn Dupree, President  
Glenn Lyons, Vice President  
Sam Goldberg, Secretary

**ABSENT**

Stephanie Wuerz, Treasurer  
Ginger Cameron, Member At Large

**ALSO PRESENT**

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

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

The Board reviewed the June 21<sup>st</sup> 2006 Annual Meeting Minutes for content only. The June 2006 regular meeting minutes were reviewed and accepted as written. Sam Goldberg made a motion to approve the regular meeting minutes as written, Glenn Lyons seconded – all were in favor and the motion passed unanimously.

**FINANCIAL REORT**

The Board reviewed the June and July, 2006 Financial Statements. After some discussion Sam Goldberg made a motion to accept the financial statement subject to audit, Glenn Lyons seconded the motion – all were in favor and the motion passed unanimously.

**MANAGEMENT REPORT**

**FISCAL ITEMS:**

**A. ACCOUNTS RECIEVABLE**

Management and the Board reviewed the delinquent accounts. After a brief discussion Sam Goldberg made a motion that a lien be filed on accounts 4107 and 4121 - Glenn Lyons seconded the motion – all were in favor and the motion passed unanimously. Sam Goldberg made a motion that Management proceed with foreclosure measures on account 4111, Glenn Lyons seconded the motion – all were in favor and the motion passed unanimously. Management noted that the

delinquencies associated with account 4161 are all fine and they are being taken to small claims court.

### **B. ANNUAL BUDGET**

Management noted that the Annual Budget was mailed to all homeowners and there is a letter from the attorney recommending that the Association raise the assessment to fund the reserves and decrease the deficit. After a brief discussion Marilyn Dupree made a motion to impose a five percent special assessment, Glenn Lyons seconded the motion and the motion passed with 2 members in favor and 1 member opposed. The five percent special assessment will be \$157.20 per unit which will be divided into three equal payments of \$52.40 starting with the October assessments and ending with the December assessments.

### **C. ANNUAL AUDIT**

Management and the Board reviewed the annual audit that was prepared by Jose Mejares. After a brief discussion there was a motion to accept the annual audit – the motion was seconded and approved.

## **MAINTENANCE ITEMS:**

### **A. ELECTION OF OFFICERS**

A motion was made to elect Marilyn Dupree as President, Sam Goldberg as Vice President, Glenn Lyons as Treasurer, and Ginger Cameron as Secretary - the motion was seconded and approved. The Board also asked Management to place a phone call to Stephanie Wuerz to clarify if she wishes to continue to be a member of the Board of Directors has she has missed three consecutive Board Meetings.

### **B. LANDSCAPE MATTERS**

Management noted that the Alder trees at 8074 and 8052 Camino Tranquilo have been removed.

Management presented the Board with a proposal from Western Tree Service to trim the Liquidambar along Arriba and Cargill at a cost of \$3,730.00. After a brief discussion the Board asked management to attain additional bids for the project.

Management noted that there are 5 irrigation boxes that need to be replaced and we would like to replace one a month at a cost of \$1,650.00 per box. Glenn Lyons made a motion to accept the proposal, Sam Goldberg seconded the motion and the motion passed unanimously.

Management noted that we are working with the city and the Unified School District to help improve the condition of both the North and West Bank of the property.

### **C. ROOFING**

Management discussed that the roofing project has been completed. During the roofing project it was discovered that many of the rafter tails needed to be treated for dry rot and termites. Management presented the Board with a proposal from Payne Pest Management to treat the rafter tails and patch the dry rot at a cost of \$1,900.00.

After a brief discussion Glenn Lyons made a motion to accept the proposal from Payne Pest Management, Sam Goldberg seconded the motion and the motion passed unanimously.

#### **D. PAVING ISSUES**

Management noted that we are currently working with the attorney on this issue and we are scheduled to meet on the property at 9:00am on August 24, 2006 with the umpire James Stone from SCST.

#### **E. DECK REPLACEMENT**

Management noted that the decks at 3942 Via Tranquilo and 7912 Playmor Terrace have been completed. Currently the decks at 7962 Playmor Terrace and 7954 Camino Tranquilo need board replacements.

#### **F. PAINTING BIDS**

After a brief discussion Management and the Board concluded that Management would set up a meeting with General Coatings and Pro-Tech Painting to review the bids.

Sam Goldberg made a motion that a vote be put to the members for a one time special assessment of \$1000.00 to offset the cost of the painting project. Glenn Lyons seconded the motion and the motion passed unanimously.

#### **G. POOL AWNING REPAIRS**

Management noted that an emailed has been sent to Curtis McBride the Vice President of JWC asking him to respond as it has now been over a year. Management noted that every possible effort was made to have the awning replace but JWC will not comply with the request. Due to the non-compliance by JWC we will no longer use them as a contractor throughout the community.

#### **H. CORROSION REPORT**

Management noted that the replacements of the remaining 11 anodes were completed by Bencor Corrosion Specialists, Inc.

#### **I. PRESSURE REGULATORS**

Glenn Lyons made a motion to accept the proposal from Dependable Plumbing to inspect all the pressure regulators on the property semi-annually at a cost of \$1,504.00, Sam Goldberg seconded the motion and the motion passed unanimously.

### **ADMINISTRATIVE**

#### **A. LANDSCAPE INCREASE**

The Board and Management compared the new and old pricing sheet from De La Torre Landscape & Maintenance Corp.

## **B. CAROLYN LI**

Management discussed that we have submitted the necessary documents to Small Claims Court in regards to the unpaid fines against account 4161 and the new court date is set for August 31<sup>st</sup> 2006 at 1:15pm.

## **C. PROPOSED NEW NOISE ABATEMENT RULE**

Due to the increasing number of late night disturbances Glenn Lyons made a motion to propose a new noise abatement rule in which any noise disturbance reported to the Board of Directors will result in the residence being called to a hearing. After the hearing has concluded the Board will review all of the facts concerning the disturbance and may assess a fine on the residence. The fine may be a minimum of \$250.00 up to a maximum of \$1,000.00 per occurrence, depending on the severity of the violation, Sam Goldberg seconded the motion and the motion passed unanimously.

## **D. HEARINGS**

There were ten hearings scheduled at this meeting:

After a brief discussion the Board approved the motion that a fine of \$350.00 be assessed to the owners of 8026 Camino Tranquilo for the damage done to the carport fence on April 19, 2006.

The Board approved the motion that a fine of \$100.00 be assessed to the owners of 7946 Playmor Terrace for the noisy party that was held on August 5, 2006 as it created a disturbance throughout the community.

The Board approved the motion that a fine of \$50.00 be assessed to the owners of 8022 Camino Tranquilo for the improper use of the recycling receptacle.

The Board approved the motion that a fine of \$100.00 be assessed to the owners of 8024 Camino Tranquilo for the noisy party that was held on August 4, 2006 as it created a disturbance throughout the community.

The Board approved the motion that a fine of \$50.00 be assessed to the owner of 8024 Camino Tranquilo for the improper disposal of trash and improper use of the recycling receptacle.

The Board approved the motion that a fine of \$50.00 be assessed to the owner of 8024 Camino Tranquilo for failure to correct a storage violation. The owner were asked on many occasions to remove or lay the arch, screen door and the materials being stored on the patio down so they do not extend over the height of the patio fence.

The Board approved the motion that a fine of \$50.00 be assessed to the owner of 8044 Camino Tranquilo for failure to correct a violation. The owners were asked on many occasions to properly install the screen door to the balcony as it has been removed from the tracks.

The Board approved the motion that a fine of \$100.00 be assessed to the owner of 7948 Camino Tranquilo for the noisy party that was held on August 5, 2006 as it created a disturbance throughout the community.

The Board approved the motion that a fine of \$50.00 be assessed to the owner of 7946 Camino Tranquilo for failure to remove their trash container from the designated pick-up area in the allotted time.

The Board approved the motion that a fine of \$150.00 be assessed to the owner of 7928 Camino Tranquilo for the noisy party that was held on August 4, 2006 as it created a disturbance throughout the community.

The Board approved the motion that a fine of \$500.00 be assessed to the owner of 7928 Camino Tranquilo for the noisy party that was held on August 5, 2006 as it created a disturbance throughout the community.

**E. NOISE TRANSFER PROBLEM**

Management and the Board concluded that the IDR process was a success and an agreement was reached that was acceptable by both parties. The Everbroeck's have until the 22<sup>nd</sup> of August to complete the work and they have submitted an accepted proposal to show that the work will be done on time.

**F. BANKING**

Glenn Lyons will email Management the new investing plans for the reserve accounts. Management will also attain the necessary forms from US Bank to have all of the Directors on the signature card.

**G. CORRESPONDENCE**

The Board and Management reviewed the letters that were sent to the homeowners throughout the community.

**ADJOURNMENT**

There being no additional items for discussion, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Sean DeFreitas  
Recording Secretary

APPROVED

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Sam Goldberg, Secretary

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Date