

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, September 20, 2006**

DIRECTORS PRESENT

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

ABSENT

Ginger Cameron, Secretary
Stephanie Wuerz, Member At Large

ALSO PRESENT

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 August 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 REPORT

The Board reviewed the August 2006 Financial Statements. After some discussion Sam Goldberg made a motion to accept the financial statement and the bank reconciliations 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 account 4111, Glenn Lyons seconded the motion and the motion passed unanimously.

B. ANNUAL BUDGET

Management and the Board reviewed the letter that was sent to the members noting that the Board has approved a special assessment equal to 5% of the Association's budgeted gross expenses or \$157.20 per unit, which will be divided into three equal payments of \$52.40 over a 3 month period starting with the October 2006 assessment billing and ending with the December 2006 assessment billing.

MAINTENANCE ITEMS:

A. ELECTION OF OFFICERS

Management discussed with the Board that Stephanie Wuerz has been contacted in regards to her position on the Board of Directors. Stephanie noted that she has moved and is no longer available to contribute to the Board of Directors. After a brief discussion Sam Goldberg made a motion to formally accept the resignation of Stephanie Wuerz, Glenn Lyons seconded the motion and the motion passed unanimously.

After a brief discussion, regarding the inquiry of Catherine Haugen to contribute to the Board of Directors, Sam Goldberg made a motion to appoint Catherine Haugen to the Board of Directors, Glenn Lyons seconded the motion and the motion passed unanimously.

Sam Goldberg made a motion to appoint Sean DeFreitas from A. McKibbin & Co., Evita Beas McCullough and Elsbeth Erler as inspectors of election to certify the results of the election/voting, Glenn Lyons seconded the motion and the motion passed unanimously.

B. LANDSCAPE MATTERS

Management discussed that the second irrigation enclosure box has been installed and we are on schedule to replace one box per month until all 5 irrigation enclosure boxes have been replaced.

Sam Goldberg made a motion to accept the proposal from Sunset Tree & Landscape Service at a cost of \$2,825.00 to trim twenty eight Liquidambar trees and remove one Liquidambar tree on the slope of Arriba and Cargill, Glenn Lyons seconded the motion and the motion passed unanimously.

Management noted that the Fire Marshall has determined that the North and West Bank of the property would not be considered a fire hazard. The Board has requested that management contact the agricultural department in regards to the amount of dead debris in this area.

C. PAVING

Management discussed with the Board that a work order has been placed with the city regarding the re-paving of Playmor Terrace, Via Tranquilo, and the remainder of Camino Tranquilo.

Management also distributed a copy of the report issued by Mr. Jim Stone in regards to the paving issues.

D. PAINTING BIDS

Management discussed that currently we have the revised bid from Pro-Tech Painting at a total cost of \$159,100.00 - which will include the cleaning of the rain gutters and blowing off the debris from the roofs. Currently we are awaiting the revised bid from General Coatings.

Sam Goldberg made a motion that the Association continues to use pressure treated lumber when replacing decks and fences, Hardie Board for the railings and regular Douglas Fir Lumber when replacing boards, Glenn Lyons seconded the motion and the motion passed with two members in favor and one opposed.

Management noted that the counting of the ballots for the \$1,000.00 special assessment for the painting project will be scheduled with the inspectors of election and the results will be announced at the next Board Meeting.

E. PRESSURE REGULATORS

Management noted that the pressure regulators were tested by Dependable Plumbing on Tuesday September 19, 2006 and we are currently awaiting the results of the test.

ADMINISTRATIVE

A. CAROLYN LI

Management noted that Carolyn Li has been order to pay the sum of \$2,342.50 to the Association.

B. PROPOSED NEW NOISE ABATEMENT RULE

Management reviewed the new noise abatement rule and noted that the rule will be in effect starting September 25, 2006.

C. HEARINGS

There were nine hearings scheduled at this meeting:

After a brief discussion the Sam Goldberg made a motion that a fine of \$50.00 be assessed to the owners of 7988 Playmor Terrace for the noisy party that was held at your unit on September 10, 2006, Glenn Lyons seconded the motion and the motion passed unanimously.

The Board noted that the violation at 7993 Playmor Terrace has been corrected.

Sam Goldberg made a motion that a fine of \$50.00 be assessed to the owners of 7924 Camino Tranquilo for the trash violation, Glenn Lyons seconded the motion and the motion passed unanimously.

After a brief discussion Sam Goldberg made a motion that a fine of \$50.00 be assessed to the owners of 7924 Camino Tranquilo for failure to remove the shed located in their patio or to place it below the fence line, Glenn Lyons seconded the motion and the motion passed unanimously.

After a brief discussion Sam Goldberg made a motion that no fines be assessed to the owner of 7946 Camino Tranquilo for the noisy disturbance that occurred on September 11, 2006 as these residents were not in violation, Glenn Lyons seconded the motion and the motion passed unanimously.

Sam Goldberg made a motion that a fine of \$50.00 be assessed to the owners of 7952 Camino Tranquilo for the noisy disturbance that occurred on September 11, 2006, Glenn Lyons seconded the motion and the motion passed unanimously.

After a brief discussion Sam Goldberg made a motion that a fine of \$50.00 be assessed to the owners of 7966 Camino Tranquilo for failure to remove the futon and wood from the patio so they do not extend over the fence line, Glenn Lyons seconded the motion and the motion passed unanimously.

The Board and Management noted that the violation associated with 7976 Camino Tranquilo has been corrected.

The Board and Management noted that the violations associated with 8012 Camino Tranquilo have been corrected.

D. NOISE TRANSFER PROBLEM

Management discussed with the Board that Susan Morgan has hired an attorney and currently her attorney is working with the Association's attorney, Nancy Sidoruk from Epstein Grinnell & Howell Apc to try and resolve this issue. The association is currently seeking entry into the Van Everbroeck's residents with an acoustical consultant to determine what is causing this noise.

BANKING

Sam Goldberg made a motion to move the \$209,142.61 in the reserve account to a money market account to be determined by the Board of Directors, Glenn Lyons seconded the motion and the motion passed unanimously.

Management presented the Board with the necessary forms to add the new Board Members to the signature card, allowing them to conduct transactions on the reserve accounts.

E. 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 7:45 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Ginger Cameron, Secretary

Date