

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, October 18, 2006**

DIRECTORS PRESENT

Marilyn Dupree, President
Sam Goldberg, Vice President
Ginger Cameron, Secretary

ABSENT

Glenn Lyons, Treasurer
Catherine Haugen, 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 September 2006 regular meeting minutes were reviewed and accepted after one minor change. Sam Goldberg made a motion to approve the regular meeting minutes after the change, Marilynn Dupree seconded – all were in favor and the motion passed unanimously.

FINANCIAL REPORT

The Board reviewed the September 2006 Financial Statements. After some discussion it was concluded that the approval of the September 2006 Financial Statements will be tabled until Glenn Lyons, the Treasurer has provided his input on this subject.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

Management and the Board noted that there are currently no delinquent accounts at this time.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management discussed that there are a total of five irrigation boxes throughout the property. The Board has approved the third stainless steel irrigation box to be installed at a cost of \$1,650.00. This box is located in the greenbelt area on the east side of the west pool.

Management noted that we are currently working with the City to have the Liquidambar Trees along Arriba St. and Cargill Ave. trimmed. The work order has been expedited to an emergency status and we are awaiting the City's response.

Management discussed that Sunset Tree & Landscape Services have been hired to remove the Alder and grind the stump at 7995 Camino Tranquilo and to lace and deadwood the Alder at 7946 Camino Tranquilo.

Management and the Board reviewed the fax from De La Torre Landscape confirming that the "De-thatching" of the turf will be post-pone until January 2007. After a brief discussion Ginger Cameron made a motion to have the "De-thatching" of the turf done now and not post-pone the project until January 2007; Marilyn Dupree seconded the motion and the motion passed unanimously.

Management discussed that Vector Control has determined that the North Bank of the property does not have a rat infestation and they do not recommend the removal of the dead ground cover for health and safety reasons. Management and the Board discussed that the Landscaper is currently handling the rodent control and the landscaper will have all the bait stations filled and checked on a regular basis.

B. PAVING

Management and the Board reviewed the report from SCST. After a brief discussion it was concluded that the Board and Management did not agree with the report from SCST and we have asked our attorney to contact SCST and have the report revised as National Paving did add aggregate and asphalt to the parking areas as stated in line item number four in the scope of work.

C. PAINTING BIDS

The Board and Management discussed that the painting ballots for the \$1,000.00 special assessment have been counted. The \$1,000.00 special assessment did not pass. We received 104 ballots – there were 40 yes votes and 64 no votes.

The finalized bids for the painting project were reviewed – Pro-Tech Painting's bid was \$159,100.00 and General Coatings' bid was \$170,000.00.

Management discussed that a letter should be mailed to the homeowners stating that the results of the vote determined that the painting project and other capital improvements will be placed on hold until monies are available. Management also recommended that the Board increase the dues to the maximum 20% for the balance of the fiscal year and next year the Board should also increase the dues to the maximum 20% and special assess the allowed 5% to help decrease the reserve deficit and assist with capital improvements.

D. PRESSURE REGULATORS

Management discussed that there are eleven pressure regulators that are scheduled to be replaced on Wednesday, October 18, 2006.

E. TERMINIX

Management noted that there will be a \$2.00 increase per service.

ADMINISTRATIVE

A. CAROLYN LI

Management noted that Carolyn Li has been ordered to pay the sum of \$2,342.50 to the Association and she has appealed to the Superior Court, in regards to the Small Claims judgment. Management noted that once we are served with the court date we will forward all the information to the attorney.

B. PROPOSED NEW NOISE ABATEMENT RULE

Management and the Board noted that the new noise abatement rule has been approved and is in effect.

C. HEARINGS

There were eleven hearings scheduled at this meeting. Three units were not in compliance:

Sam Goldberg made a motion that a fine of \$50.00 be assessed to the unit of 7958 Camino Tranquilo for not painting their screen and removing the table saw that has been placed on the balcony, Marilyn Dupree seconded the motion and the motion passed unanimously.

After a brief discussion Ginger Cameron made a motion that the owner of 7974 Camino Tranquilo will have to paint his screen door with one of the approved colors and he will be given 60 days to have this completed, Marilyn Dupree seconded the motion and the motion passed with two members approving the motion and one member abstained from voting.

Marilyn Dupree made a motion that a fine of \$50.00 be assessed to the unit of 8006 Camino Tranquilo for failure to remove the plant pot that has been placed outside of their patio and failure to sweep and remove the leaves that have accumulated on the deck, Sam Goldberg seconded the motion and the motion passed unanimously.

D. NOISE TRANSFER PROBLEM

Management and the Board discussed that we would allow the Van Everbroeck's mediation under the condition that Susan Morgan is present. Management also discussed that we are scheduled to meet with the attorney and the acoustical consultant on Thursday, October 25, 2006 to enter Susan Morgan's residence to attempt to determine the cause and validity of this noise disturbance.

BANKING

The Board plans to transfer the reserve account to Sunrise Bank of San Diego. This topic was tabled until the next meeting.

E. CORRESPONDENCE

The Board and Management reviewed the letters that were sent to the homeowners throughout the community. After a brief discussion Sam Goldberg made a motion that a fine of \$100.00 will be assessed to the unit of 7924 Camino Tranquilo for failure to remove the shed from the patio or place it below the fence line, Marilyn Dupree seconded the motion and the motion passed unanimously.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Ginger Cameron, Secretary

Date