

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, November 15, 2006**

DIRECTORS PRESENT

Marilyn Dupree, President
Glenn Lyons, Treasurer
Ginger Cameron, Secretary
Catherine Haugen, Member At Large

ABSENT

Sam Goldberg, Vice President

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 6:06 p.m.

APPROVAL OF MINUTES

The October 2006 Regular Meeting minutes were reviewed and accepted after one minor change. Ginger Cameron made a motion to approve the Regular Meeting minutes after the change, Glenn Lyons seconded – all were in favor and the motion passed unanimously.

FINANCIAL REPORT

The Board reviewed the September and October 2006 Financial Statements. After some discussion Glenn Lyons made a motion to accept the Financial Statements and the bank reconciliations subject to audit, Ginger Cameron seconded the motion – all were in favor and the motion passed unanimously.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

Management discussed that there are currently three delinquent accounts. After a brief discussion Glenn Lyons made a motion to file a lien on account 4103, 4107 and 4121, Ginger Cameron seconded the motion and the motion passed unanimously.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management noted that we are currently working with the City to have the Liquidambar Trees along Arriba Street and Cargill Avenue trimmed.

Glenn Lyons made a motion to accept the proposal from De La Torre Landscape requesting a 3% annual increase, Marilyn Dupree seconded the motion and the motion passed unanimously.

B. PAVING

Management and the Board noted that we are currently awaiting a conference call to take place between the umpire, National Paving and our attorney, Luis Ventura, to discuss and review the decision made by the umpire.

C. PAINTING BIDS

Management and the Board reviewed the bid from Pro-Tech Painting at a cost of \$159,100.00. After a brief discussion Management noted that we have been offered an interest-free financing package by Pro-Tech Painting. The terms of the financing will be 50% of the payment for the duration of the painting project and the balance of the contract will be paid in six equal monthly interest-free installments.

The Board would like to schedule a special Board Meeting to discuss the painting project with the members. The tentative date for the meeting is Monday, January 22, 2006.

ADMINISTRATIVE

A. CAROLYN LI

Management noted that Carolyn Li has re-scheduled the appeal and the new date will be Tuesday, December 5, 2006 at 1:30 p.m.

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 fourteen hearings scheduled at this meeting. Six units were not in compliance:

- 1) Glenn Lyons made a motion that a fine of \$50.00 will be assessed to 7983 Playmor Terrace for the noise violation, Ginger Cameron seconded the motion and the motion passed unanimously.
- 2) Glenn Lyons made a motion that a fine of \$250.00 will be assessed to 7991 Playmor Terrace for the noise violation, Catherine Haugen seconded the motion and the motion passed unanimously.
- 3) After the facts were presented, Ginger Cameron made a motion to waive any fines associated with noise violation of 7993 Playmor Terrace, Glenn Lyons seconded the motion and the motion passed unanimously.
- 4) Glenn Lyons made a motion that a fine of \$50.00 will be assessed to 7922 Camino Tranquilo for the trash violation, Ginger Cameron seconded the motion and the motion passed unanimously.

- 5) Ginger Cameron made a motion that a fine of \$50.00 will be assessed to 8026 Camino Tranquilo for the tandem parking violation, Glenn Lyons seconded the motion and the motion passed unanimously.
- 6) The Board concluded that the satellite dish and wiring will need to be re-inspected and another hearing letter will be sent to 8066 Camino Tranquilo.

D. NOISE TRANSFER PROBLEM

Management noted that Susan Morgan's attorney did not respond to the IDR request and we did not receive a response from the Van Everbroeck's attorney.

Currently our attorney is obtaining the Association's architectural plans, which is necessary for the acoustical expert, Mr. Ralph Godfrey, to have for further review of this matter.

BANKING

Glenn Lyons discussed that the reserve accounts have been transferred to Sunrise Bank of San Diego.

E. CORRESPONDENCE

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

After a brief discussion, Catherine Haugen made a motion that a fine of \$150.00 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, Glenn Lyons seconded the motion and the motion passed unanimously.

Glenn Lyons made a motion that a fine of \$100.00 will be assessed to 7958 Camino Tranquilo for failure to correct their current violation, Marilyn Dupree seconded the motion and the motion passed unanimously.

Ginger Cameron made a motion to remove the fines assessed to 8006 Camino Tranquilo, Glenn Lyons seconded the motion and the motion passed unanimously.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Ginger Cameron, Secretary

Date