

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, March 21, 2007**

DIRECTORS PRESENT

Marilyn Dupree, President
Sam Goldberg, Vice President
Glenn Lyons, Treasurer
Ginger Cameron, Secretary
Catherine Haugen, Member at Large

ALSO PRESENT

Sean DeFreitas, A. McKibbin & Co.
Samantha Kollman, A. McKibbin & Co.

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by President, Marilyn Dupree at 6:07 p.m.

APPROVAL OF MINUTES

The February 2007 Regular Meeting minutes were reviewed and accepted as written. Ginger Cameron made a motion to approve the Regular Meeting minutes as written, Sam Goldberg seconded – all were in favor and the motion passed unanimously.

FINANCIAL REPORT

The Board decided to table discussion of the February 2007 Financial Statements.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

Management discussed that there are currently six delinquent accounts. After a brief discussion Sam Goldberg made a motion that a pay or lien letter be sent to accounts 4024, 4051, 4102 and 4121 and a lien be filed on account 4111, Catherine Haugen seconded the motion and the motion passed unanimously.

Ginger Cameron made a motion that account 4161 be taken to small claims court due to the large amount of unpaid fines on the account, Catherine Haugen seconded the motion and the motion passed unanimously.

B. RESERVE STUDY

Sam Goldberg made a motion to accept the Reserve Study from Association Reserves, Inc., Ginger Cameron seconded the motion and the motion passed unanimously.

C. BUDGET

Discussion of the Annual Budget from June 1, 2007 to May 31, 2008 was tabled by the Board of Directors.

D. EMERGENCY ASSESSMENT

The Board decided to table the discussion of the Emergency Assessment until a later date.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management updated the Board that we are still working with Drew Patiki to have the Liquidambar Trees along Arriba Street and Cargill Avenue trimmed. It is expected that the trees will be trimmed within 30 days. The Board was informed that Ray Palmer from the San Diego City School is sending a tree crew to trim the trees along the west bank. The bid from De La Torre Landscape to clean the swale at a cost of \$750.00 is on hold pending a response from San Diego City School.

B. INSURANCE

Following a brief discussion, Ginger Cameron made a motion to renew the Association's insurance policy with Siruius America Insurance at a cost of \$40,667.00. Catherine Haugen seconded the motion and the motion passed unanimously.

C. PAVING

After a brief discussion Sam Goldberg made a motion to accept the bid from J&S Asphalt Paving Sealing & Striping Co., Inc. to repair the scraping/gouging of the parking stalls throughout the property at a cost of \$21,670.00. Catherine Haugen seconded the motion and the motion passed unanimously. Catherine Haugen then made a motion to contact the attorney and accept the umpire's decision regarding the suit with National Paving, Ginger Cameron seconded the motion and the motion passed unanimously.

D. ROOFING

Management presented the Board with a bid from Mission Valley Roofing to re-roof 45 carports throughout the property at a cost of \$124,933.00.

E. POOLS

After a brief discussion Glenn Lyons made a motion to have J. DiAnna Pool & Repair fix the current heater at the east pool for a cost of \$3,376.00, send a thirty (30) day contract termination letter to Blue Water Pool Services & Repair, and to hire J. DiAnna Pool & Repair to service the pools at a cost of \$398.00 per month for 2 visits per week in the winter and \$596.00 per month for 3 visits a week in the summer. Catherine Haugen seconded the motion and the motion passed unanimously.

F. ANNUAL MEETING

Management presented the Board with a copy of the nomination letter and election rules that were mailed to all of the homeowners.

G. DECK REPLACEMENT

Management advised the Board that the CC&R's does not allow us to transfer the responsibility of replacing the deck at 7941 Camino Tranquilo to the homeowner, so after a brief discussion Ginger Cameron made a motion to accept the bid from Millennium Building Services at a cost of \$4,129.00. Sam Goldberg seconded the motion and the motion passed unanimously.

H. PLUMBING

Catherine Haugen made a motion to accept the bid from Dependable Plumbing for quarterly cleaning of the sewer pipe at a cost of \$264.00 per visit. Ginger Cameron seconded the motion and the motion passed unanimously.

ADMINISTRATIVE

A. CAROLYN LI

Management discussed that Carolyn Li has been ordered to pay the Association \$775.00 due to her failure to comply. Management has filed a claim against her in small claims court for the purpose of enforcement and for the additional fines that have been placed against her unit in the sum of \$3,250.00.

B. HEARINGS

There were eight hearings scheduled at this meeting.

- 1) Glen Lyons made a motion that a fine of \$1,000.00 will be assessed to 7946 Camino Tranquilo for continued noise violations, Sam Goldberg seconded the motion and the motion passed unanimously.
- 2) The Board decided to hold off judgment on 7951 Camino Tranquilo for failure to replace the balcony porch light to the approved make/model in compliance with the Rules and Regulations of the Association since the approved light has been discontinued.
- 3) The Board dismissed the violations against 7983 Playmor Terrace for failure to comply with the Rules and Regulation of the Association by tandem parking and failing to fix the screen door since both violations have been corrected.
- 4) The violation against 7924 Camino Tranquilo for failing to remove the shed from the patio was dismissed by the Board since the shed has been dismantled.
- 5) Glenn Lyons made a motion that a fine of \$350.00 will be assessed to the unit of 7958 Camino Tranquilo for failing to remove the saw table and can of paint being stored on the balcony, Sam Goldberg seconded the motion and the motion passed unanimously.
- 6) Catherine Haugen made a motion that a fine of \$100.00 will be assessed to the unit of 8026 Camino Tranquilo for continued tandem parking, Glenn Lyons seconded the motion and the motion passed unanimously.
- 7) Ginger Cameron made a motion that a fine of \$150.00 will be assessed to the unit of 8026 Camino Tranquilo for continued failure to trim the tree located in the patio area, Sam Goldberg seconded the motion and the motion passed unanimously.
- 8) The Board dismissed the violation against 7986 Playmor Terrace since the ivy has been removed by the homeowner.

C. NOISE TRANSFER PROBLEM

After a brief discussion Catherine Haugen made a motion to hire Eilar Associates, Inc to perform the noise impact testing recommended by legal council at a cost of \$1,875.00, Glenn Lyons seconded the motion and the motion passed unanimously.

D. CORRESPONDENCE

The Board and Management reviewed the letters that were sent to homeowners throughout the community – any homeowner who is not in compliance will be called to a hearing.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 7:44 p.m.

Respectfully Submitted,

Samantha Kollman
Recording Secretary

APPROVED

Ginger Cameron, Secretary

Date