

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, April 18, 2007**

DIRECTORS PRESENT

Marilyn Dupree, President
Glenn Lyons, Treasurer
Catherine Haugen, Member at Large

ABSENT

Sam Goldberg, Vice President
Ginger Cameron, Secretary

ALSO PRESENT

Adrian McKibbin, A. McKibbin & Co.
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 6:09 p.m.

HOMEOWNER INPUT

Adrian McKibbin asked everyone in attendance to turn off any recording devices. One homeowner, Elba McCollough-Beas was recording and turned off the tape recorder that was in her bag. Larry Harris registered an objection to homeowners not being allowed to record the meetings.

Elba McCollough-Beas made a motion to recall the entire Board of Directors and audit A. McKibbin & Co., Kimberly Dotseth seconded the motion and they were advised by Management that only Board Members can make motions.

Larry Harris presented the Board of Directors and Management with some suggestions which included: making better use of the newsletter, updating the Rules & Regulations, updating the CC&R's, keeping Board nominations open for as long as possible and changing the day of the Annual Meeting to a weekend.

Various homeowners expressed concern over the mini-dorm issue and suggested that the Association might look into adding occupancy restrictions on rentals within the community.

APPROVAL OF MINUTES

The March 2007 Regular Meeting minutes were reviewed and accepted as written. Marilyn Dupree 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 decided to table the discussion of the March 2007 Financial Statements until the treasurer reviews the paid bills.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

Management discussed that there are currently four delinquent accounts. After a brief discussion Glenn Lyons made a motion that a pay or lien letter be sent to accounts 4051, 4107 and 4121 and a lien be filed on account 4111, Catherine Haugen seconded the motion and the motion passed unanimously.

B. BUDGET

Glenn Lyons made a motion to approve the proposed Annual Budget from June 1, 2007 thru May 31, 2008, which calls for the dues to increase by 19.85 percent from \$262.00 to \$314.00 per unit per month. Catherine Haugen seconded the motion and the motion passed unanimously.

C. EMERGENCY ASSESSMENT

Catherine Haugen made a motion to approve the emergency assessment in the amount of \$26,164.93 or \$155.74 per unit, which will be divided equally into 6 monthly payments of \$25.96 to help offset the cost of the water leak. Glenn Lyons seconded the motion and the motion passed unanimously.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management updated the Board that most of the Liquidambar Trees along Arriba Street and Cargill Avenue have been trimmed by the city. Only a few trees are left to be trimmed and should be completed 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 and to clean the swale along the west bank. Management also reviewed that the Unified School District has begun to trim and remove a number of dangerous trees along the west bank of the property.

B. PAVING

Management has finalized the schedule with J&S Asphalt Paving Sealing & Striping Co., Inc. to repair the scraping/gouging of the parking stalls throughout the property. Work is scheduled to start on Monday, April 30, 2007 and to complete on Thursday, May 3, 2007. A detailed schedule has been created so that residents know when to move their cars out of the way. Copies of the schedule were given to Catherine Haugen at the Board Meeting so she can post them throughout the property. Copies will also be mailed to homeowners and tenants. Once J&S Paving has completed their portion of the project, National Paving will begin work on the striping and numbering of the outside parking stalls.

C. POOLS

Management presented the Board with a copy of the letter sent to James Byun from Blue Water Pool Services & Repair stating that the Board of Directors has decided to terminate his contract effective May 1, 2007.

D. ANNUAL MEETING

Management presented the Board with the annual meeting rules. Glenn Lyons made a motion to accept these rules, Catherine Haugen seconded the motion and the motion passed unanimously.

E. DECK REPLACEMENT

Management presented the Board with the letter sent to Caroline C. Li from Epsten Grinnel & Howell in regards to the deck replacement at 7941 Camino Tranquilo. Millennium Building Services will be completing the work, which is scheduled to begin on May 21, 2007.

F. PLUMBING

Management presented the Board with the letter sent to Master Plumbing in response to their request for payment of \$120.00.

G. 7946 Camino Tranquilo

Management presented the Board with the letter sent to 7946 Camino Tranquilo in response to the owner's question of when the Board may adjourn to executive session and to request that the owner no longer invites anyone who is not a member of the Association to any future Board meetings.

ADMINISTRATIVE

A. CAROLYN LI

Management advised the Board that Carolyn Li has paid the Association \$775.00. Management has filed a claim against her in small claims court for the additional fines that have been placed against her unit in the sum of \$3,250.00. We are currently trying to serve her and the court date is scheduled for May 15, 2007 at 1:15 p.m.

B. HEARINGS

There were four hearings scheduled at this meeting.

- 1) Catherine Haugen made a motion that a letter be sent to the owner of 7944 Camino Tranquilo stating that no fines will be imposed at this time since this is the first noise complaint against the unit, however, fines may incur if subsequent noise complaints are received and the Board hopes that you will abide by the rules of the Association, Glenn Lyons seconded the motion and the motion passed unanimously.
- 2) Glenn Lyons made a motion that a fine of \$250.00 will be assessed to 7948 Camino Tranquilo for noise violation, Catherine Haugen seconded the motion and the motion passed unanimously.
- 3) The Board dismissed the violations against 8022 Camino Tranquilo for failure to comply with the Rules and Regulation of the Association by not removing the boxes stored in the carport and by not removing the mats from the patio railing since both violations have been corrected.
- 4) The Board decided to table the hearing for 8054 Camino Tranquilo for various violations and will revisit it at the next Board meeting after a complete review of the situation.

C. NOISE TRANSFER PROBLEM

Management updated the Board that we are currently working with legal counsel on this matter and are scheduled to meet on May 1, 2007 at 10:00 a.m. to perform the sound testing with Ralph Godfrey and Eilar Associated, Inc.

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.

NEW BUSINESS

A. NEW APPROVED LIGHT FIXTURES

Marilyn Dupree presented the Board and Management with the new versions of the light fixtures: Hampton Bay Outdoor Wall Lantern #240-177 SK#725916814120 and Hampton Bay Motion Wall Lantern #647-792 SK#016963429505, both available at Home Depot. The Board approved the fixtures.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 7:24 p.m.

Respectfully Submitted,

Samantha Kollman
Recording Secretary

APPROVED

Ginger Cameron, Secretary

Date