

Playmor Terrace  
Board of Directors Meeting Minutes  
September 12, 2007

The Meeting was called to order by Marilyn Dupree at 6:00 P.M. in the Doyle Park Recreation Center and a quorum established.

Directors Present: Marilyn Dupree, President  
Sam Goldberg, Vice President  
Marius Ardeleanu, Member at Large  
Glen Lyons, Member at Large

Directors Absent: Catherine McVey, Secretary

Also Present: Susan & Katie Besek, Stratus Management

Approval of Minutes – The August 15, 2007 Board of Directors Meeting Minutes were reviewed and unanimously approved as submitted.

The August 15, 2007 Executive Session Minutes were reviewed and unanimously approved as submitted.

Financial Report – Mr. Lyons reviewed the August Financial Report and stated that there were no unusual expenses to report. Mr. Ardeleanu requested addition documentation to support the financial report. Mr. Lyons encouraged Mr. Ardeleanu to serve as Treasurer at which point he would receive copies of all invoices paid each month. Mr. Lyons offered to share the financial report documentation with Mr. Ardeleanu at his convenience. Mr. Ardeleanu requested copies of the invoices be sent to him to review in parallel as opposed to sharing copies with Mr. Lyons. Mr. Lyons moved with Ms. Dupree seconding to August Financial Report subject to audit. Lyons/yes, Dupree/yes, Ardeleanu/abstain. The motion carried.

Management Report – Susan and Katie Besek of Stratus Management were introduced as the Association's new management team. They have managed University Woods a neighboring community for a number of years and look forward to working with the Homeowners and Board Members at Playmor Terrace.

#### Unfinished Business

Election of Treasurer – Mr. Lyons moved to nominate Mr. Ardeleanu as Treasurer. Mr. Ardeleanu declined the nomination and recommended that Mr. Van Everbroeck be appointed as Treasurer. Mr. Van Everbroeck is not a member of the Board and as such cannot serve as Treasurer. Ms. Dupree moved to nominate Mr. Lyons as Treasurer. Mr. Lyons accepted the nomination and seconded the motion. Dupree/yes, Lyons/yes, Ardeleanu/no. The motion carried.

**Approval of Hydrangeas – Discussion regarding the purchase of additional Hydrangeas will be held until after the landscape walk through.**

**Homeowner Discussion – Ms. Ardeleanu voiced concerns over the reduction in the width of her parking space when the parking spaces were reinstalled after the recent asphalt reseal. A decision regarding this issue had been made the previous month and will be repeated. The original walkways had been absorbed into the parking spaces during the last resurfacing project and during this resurfacing project the walkways were returned for pedestrian convenience and safety. All parking spaces were measured and are legal size.**

**Concerns were raised over recent vandalism to vehicles and party noise. Vehicles have been hit by rocks, keyed, egged and tires flattened. A notice will be put in the newsletter and the cost for security cameras in the carports investigated. For loud parties it was recommended that the San Diego Police Department be called before 7:00 P.M. so they can make their first contact with the Residents. If five complaints are received regarding the same address the Police can make arrests on their second contact. Incident numbers must be requested so they can be referenced for repeat offenders. A notice will be placed in the newsletter as a reminder. It was recommended that Homeowners unite to control inappropriate student behavior as opposed to arguing amongst each other over minor issues.**

**Date For Recall Meeting – The tentative date for the Recall Meeting will be Thursday, October 18, 2007 at 6:00 P.M. Sign in will begin at 5:30 P.M. Efforts will be made to secure the auditorium at Doyle Elementary School for the Meeting. The next Board of Directors Meeting will be held on Wednesday, October 10, 2007 at 6:00 P.M. at the Doyle Park Recreation Center.**

#### **New Business**

**Maintenance Requests – The Board of Directors have received requests for inspection and repair of balcony decks at 7993 & 7952 Playmor Terrace and 3948 Via Tranquilo. The Manager will have the decks inspected and repairs estimates submitted.**

**Dripping Faucet & Landscape Requests 7948 Playmor Terrace – Ms. Ardeleanu reported that a faucet had been dripping in the carport for a significant length of time and requested that it be repaired as soon as possible to prevent damage. The Manager will have the faucet repaired. Ms. Ardeleanu addressed the Board regarding an ongoing moisture problem in her unit. Ms. Dupree stated that the irrigation in the area around her unit had been shut down to dry it out per her request however Ms. Ardeleanu had continued to water the area on her own creating the continuing moisture issue. The Board of Directors is working with the Landscaper to develop better drainage in the area and in the mean time Ms. Ardeleanu was requested to stop watering on her own.**

**After several requests to end the discussion on this issue. Ms. Dupree adjourned the Meeting to Executive Session at 6:50 P.M.**