

Playmor Terrace
Board Of Directors Meeting Minutes
October 10, 2007

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

Directors Present: Marilyn Dupree, President
Glenn Lyons, Treasurer
Catherine McVey, Secretary
Marius Ardeleanu, Member at Large

Directors Absent: Sam Goldberg, Vice President

Approval of Minutes – The September 12, 2007 Board of Directors Meeting Minutes were reviewed. It was noted that Mr. Goldberg was unable to attend the Meeting and should be shown as absent. Mr. Ardeleanu requested that the paragraph he had sent to the Management Company be incorporated into the minutes. Mr. Lyons moved with Ms. McVey seconding to approve the September 12, 2007 Meeting Minutes with changes as requested by Mr. Ardeleanu. The motion passed unanimously.

The Executive Session Minutes of September 12, 2007 will be tabled for approval at the Executive Session Meeting.

Homeowner Discussion – The new newsletter format was well received. It was requested that the paragraph regarding the vandalism be printed in bold font on the front of next month's newsletter.

There is confusion in the guest and reserve parking between buildings 7951 and 7991 due to the overhead guest parking signs. Ms. McVey moved with Mr. Lyons seconding to replace the 6 guest signs with reserved signs to eliminate the confusion and to store the guest signs for future use. The motion passed unanimously.

7946 Camino Tranquilo -requested that the irrigation be turned down and that the shrubs are trimmed to eliminate areas for rodents to hide. The carport area and rain gutters have quite a bit of leaf litter. Estimates will be requested for rain gutter cleaning and the other concerns will be referred to the Landscapers.

7964 Camino Tranquilo -the utility door/screen vent is damaged and in need of repair. In general there seems to be excessive watering. Several of the irrigation controllers have failed and are being replaced. This will take care of the over watering issue.

7971 – Camino Tranquilo requested a termite inspection.

3908 Via Tranquilo - Asked that the section of the Association Documents that state the Treasurer must be a Director be provided at the next Meeting.

Financial Report - \$29,000.00 has been spent in legal fees year to date. The party fine structure continues to be in effect. Mr. Ardeleanu requested a break down of the legal fees, landscape expenses and monthly invoices for review prior to being able to consider supporting the financial reports. Ms. McVey, frustrated by the request left the meeting at 7:15 P.M. It was requested that Mr. Ardeleanu get copies of the invoices.

Mr. Lyons moved with Ms. Dupree seconding to approve the September Financial Reports as submitted. Lyons/yes, Dupree/yes, Ardeleanu/no. The motion carried.

Delinquent assessments will be discussed in Executive Session. It was requested that excess operating funds be transferred into the reserve account.

Managers Report – The trashcan policy remains the same. Homeowners were requested to call in all maintenance items. Work orders are being organized and estimates requested. Recent spraying for root beetles by the County Agricultural Department has burned a number of shrubs. A request has been made to have the Agriculture Department investigate and remedy the problem.

Unfinished Business

Recall Meeting – The recall meeting has been scheduled for Monday, October 22, 2007 and will be held at the Jewish Community Center. A meeting reminder with the address of the Community Center is in the recent newsletter.

Landscape Issues 7948 Playmor Terrace – The Association's Landscaper will reduce the height of the ivy in front of the unit and extend the rain gutter downspout away from the building. Ms. Ardeleanu also requested that the landscapers be identified with their name on their uniform or some kind of a name tag. It was agreed to make the request for a name tag.

New Business

Request For Satellite Dish Installation 7973 Playmor Terrace – It was unanimously agreed to approve the request for satellite dish installation submitted by 7973 Playmor Terrace and to use their diagram and request form in the next news letter as an example of what is required.

Plant Material Damage From Root Beetle Spraying – It appears that the spray used by the County Agricultural Department has burned a number of shrubs and other plant material in the community. The Association's Landscaper is going to have the damaged plant material tested to determine the cause of the damage and if the pesticide is the cause a formal complaint will be filed with the County Agricultural Department and replacement plant material requested.

Return envelopes will be included with the next monthly statement. It was requested that a note be put in the newsletter stating that the San Diego Police Department will send an e-mail crime report to residents within a one mile radius of the community if requested. The contact information will be included.

Mr. Dioli volunteered to meet with Mr. van Everbroeck to mediate the issues that currently have the community at odds with each other. Mr. van Everbroeck stated that the Owners he was representing would not support Mr. Dioli's recommendations. Mr. Dioli questioned why Mr. Ardeleanu had used his name in the recent letter sent to the Homeowners stating that Mr. Dioli had not responded to Mr. Ardeleanu's request when his offer was turned down by Mr. van Everbroeck. Mr. Ardeleanu stated he had not received an invitation to discuss the issues. It was agreed not to address the issue further.

It was questioned why Mr. Lyons letter addressed issues discussed in executive session. The issues are public knowledge. There are no additional comments.

De La Torre Landscape – The Board of Directors reviewed an estimate for the replacement of a failed irrigation controller, and color enhancement using geraniums on the corner slope at Cargil and Arriba Streets and Impatiens along the fence at 8074 Camino Tranquilo. Mr. Ardeleanu requested a cost break down for the irrigation controller and labor to install. Mr. Lyons moved with Ms. Dupree seconding to approve the proposal for \$1,608.00 as submitted. Lyons/yes, Dupree/yes, Ardeleanu/no. The motion carried.

There being no further business the Meeting was adjourned to Executive Session at 7:40 P.M.