

8-6-08

MINUTES OF SPECIAL BOARD MEETING HELD AT 7:00PM AT 3504 E.
BARON CT., ORANGE, CA

Those Present: Bill Fairbanks, Roland Ewert, Sheryl Jaedicke, Tim Carey and Tony Fenech

The meeting was called to order at 7:00PM/

AGENDA ITEM # 1: “Review of input from the 30 day Member Review Period of the two proposed Rules and Regulation changes as submitted to the Members on May 29, 08 and vote to accept or amend”.

Three only partially negative comments were received and three totally positive comments were received. The negative comments were reviewed and discussed and consideration was given to amending the proposed changes. After due consideration, Roland Ewert made a motion that the proposed R and R changes, as submitted to the Members for the 30 day Review Period, be accepted by the Board and implemented, since the negative comments were not held to be of a significant nature. Tony Fenech seconded the Motion. The vote was unanimous in favor of implementing the changes.

AGENDA ITEM #2: “The entry phone system, phone #s, passwords, etc. and the control/management thereof.”

The Board decided to transfer the gate phone #, password management/control function to Gold Coast. The Board developed the following rules for management that will be given to Gold Coast:

1. New gate codes will be assigned when needed by Gold Coast. Requestors will have no input into what number they are issued.
2. No gate codes will be re-used. All gate codes will be kept by Gold Coast and be available to the Board as necessary.
3. Owners will contact Jessica Castellanos directly to change phone numbers. Voice-over system numbers and cell phone numbers will work with the present system.
4. In the next issue of Village Voice the new rules for making phone number or gate code changes will be described.
5. New renters and new owners should be issued a new gate code. Gold Coast should receive notice through escrow of new owners and either owner notification or Board notification to Jessica will trigger new renter requirement for new gate codes and telephone numbers.
6. The Board may notify Jessica of any other requirement for eliminating telephone numbers or gate codes.

AGENDA ITEM # 3: “Review the latest on pool security an skimmer incidences”.

Bill Fairbanks reported that with the addition of the “screw-affixed” weirs in the north and south pool skimmers approximately 4 weeks ago, no further incidences of weir removal have occurred in the pool skimmers! One week ago we asked that our pool service install the same type of weir in the spa skimmer, since we had a case of “weir removal” at the spa! Within one week the new type of weir installed in the spa skimmer was “removed”, but it appeared as though the new weir was not installed with screws. Bill asked the owner of our pool service to find out what was done to the spa weir and let us know. Based on the success of the new pool weir installation, Bill recommended no further action be considered regarding security efforts. The Board agreed.

AGENDA ITEM #4: “Begin the Reserves/Budget analysis in preparation for 2009 Budget process”.

Balance Sheet, Reserves and P and L spreadsheets were handed out with the last 5 years numbers shown. The Board reviewed the last five year’s information. Bill asked the Treasurer, Sheryl Jaedicke, to keep a list of major expense items and that by year end the Board should make decisions as to which expense items should be taken from Reserves and which should remain expense items.

After a brief review of the Reserve Balances, the Board considered how to proceed with a meaningful analysis of those Balances. Roland suggested that we have the same firm who did last year’s Reserve Analysis once again review the balances, useful life and required dollars to replace. Once we have this report we would continue with our analysis of Reserve Balances and consider 2009 specific Reserve Allocations. Bill will ask Jessica to make contact with the Reserve Analysis Firm and ask that they provide us with an up-to-date study.

AGENDA ITEM #5: “Set an agenda for the August 19 Board Meeting at the pool.”

The Board suggested the following items for inclusion in the Aug. 19 agenda:

1. Selection of Slurry vendor
2. Notification to selected pool deck caulking vendor to start his effort after Oct. 1, 08.
3. Report on progress of the new Reserve Analysis Report.
4. Elections are coming up – Members should consider running for the Board. Three positions will be up for replacement, those are currently held by Tone Fenech, Sheryl Jaedicke and Tim Carey.
5. With the increase in spa temperature from 93 to 98 degrees and the pool temperature up from 78 to 82 degrees, our natural gas cost increased by approximately \$400/month, based on June’s numbers. This is about \$4.50/household. Is it worth it?
6. Describe the change in the entry phone/gate code system.

AGENDA ITEM #6: “Discuss increasing the use of “Courtesy Letters” and Friendly Reminders before using the “First Violation”.

Bill reported that recent uses of the Courtesy Letter were met with good success. He said that it appears owners are more likely to respond in a positive manner to the Courtesy Letter than a First Violation. Also he found that the Friendly Reminder brought instant results without negative reactions!
The Board agreed that increased use of Courtesy Letters and Friendly Reminders should be continued.

Meeting adjourned at 9:00PM