

PACIFIC POINT HOMEOWNERS' ASSOCIATION

Board Of Directors' Meeting

April 20, 2009

Minutes

DRAFT

1. Call To Order

President Victor Carmichael called the meeting to order at 7:30 PM.

Board Members In Attendance

Victor Carmichael, David Hirzel and Paul Clegg were present.

Others in Attendance -

Dave Esty, representing The Manor Association, joined the meeting in progress.

2. Review Agenda and Annual Calendar

The Agenda was reviewed with no additions or revisions requested.

The 2009 Annual Calendar was reviewed with the first week in April to be noted for Comcast Cable renewal. No further additions or corrections were requested.

3. Presidents Report

President Victor Carmichael reported a landscaping walkthrough having been conducted the Friday prior to the meeting with several areas of upgrades to be quoted for consideration.

The Comcast Cable contract would likely be maintained at Pacific Point, as the installation of satellite dishes would be required for replacement services.

4. Homeowner Forum

5003-82 – Homeowner reported Iron railing at 83 not replaced with rust stains remaining evident on patio of 82. Management to submit a work order to Plumb, Square and Level to replace the railing.

5005-49– Owner inquired on the status of repair to the water supply shutoff and noted soapsuds coming out of her toilet. The Board requested correspondence be issued to owner of #50 inquiring if a new washer had been installed and to caution on the amount of soap being used.

Clubhouse rental fees of \$100 each, for units 39 & 69, were delivered to management for deposit to the Association's operating account.

5. Treasurers Report

Paul Clegg reported the figures from Manor being received and inserted in the spreadsheet. Water billings were noted as being invoiced bi monthly. Landscape projects were reviewed and funded annually at \$3,500.

6. Old Business

- a. Parking – Peter Guzman noted the security service having greatly reduced the parking problems encountered in the past. No recent problems have been reported.

Maintenance issues

Water intrusion repairs, through Kirk Kloefer, are nearing completion. Replacement doors at 5009-36 and 5011-24 are pending scheduling by Kirk with homeowners. The Oceanside window at #36 was also noted in need of work.

The leaking deck at 5005 57 is being reviewed with the type of deck coating to be installed yet to be determined.

Clubhouse roofing replacement of wind-damaged shingles was approved to proceed through Plumb, Square and Level. Landscaping – Victor reported a landscaping

Repairs to shingles of 5003 building were placed on hold pending reroofing of the building.

Shaughnessey Roofing will schedule replacement of missing shingles at garage roofs.

Clubhouse sewer line cleanout was approved for Roto Rooter. Vendor to co-ordinate access with Kirk Kloefer. A camera of the line was requested to follow the line cleaning.

7. New Business

a. **Managers Report**

Confirmation of renewal of the CD with UCB for a term of 4 months was provided. Interest rate of 1.400% with maturity date of 5-30 noted.

Correspondence issued to Farmers Insurance on 3-3 was reviewed for insurance claim at 5003-83.

Malfunctioning irrigation vales at 5015 & 5017 buildings have been addressed by Lasaga Landscaping as Cagwin & Dorward confirmed their being out of warranty.

Speed bump installation at the straightaway at entry was discussed and will be added to the May Agenda.

Roofing Consultant, Jack Weicks, confirms a total of 4 site inspections being identified in his proposal for consultant services for the re roofing of the 5003 building.

A proposed Reserve Study update by John D. Beatty and Company was reviewed and approved by the Board.

The Satellite Dish Policy, reviewed at the March meeting, is to be announced in the May Newsletter for formal adoption at the May Board meeting.

A summary Work Order report, for period of February 13 through April 17, 2009 was submitted for review.

Pacific Point Homeowners Association
Board of Directors Meeting
April 20, 2009
Page 3 of 3

DRAFT

b. Legislation Update – Berding Wiel Alerts and Davis Sterling Newsletters were submitted for review:

- 1 – Davis Sterling – 03-22-09– Withdrawing a Resignation / Common area Storage
- 2 – Berding/Wiel – 03-26-09 – Your Association is Broke / CAI Educational Forum
- 3 – Davis Sterling –03-29-09 – Raising Dues in Difficult Economic Times
- 4 – Davis Sterling – 04-05-09 – Releasing Confidential Material / Fannie Mae
- 5 – Berding/Wiel – 04-15-09 – Reserve Funding Mandatory?
- 6 – Davis Sterling – 04-12-09 – HOA Police/Disciplinary Hearings
- 7 – Berding/Weil – 04-16-09 – when “Absolute” is not enough / CAI Forum

- c. Annual Complex Wide clean up – cleanup day to be held on May 16. Peter Guzman volunteered to obtain the truck for disposal of personal property with David Hirzel and Victor Carmichael to assist in planning.
- d. Water conservation – low water use toilets. David Hirzel proposed a program to encourage installation of water saving toilets in individual units, with David to author language for the May Newsletter.

8. Secretary’s Report

The Draft Minutes of the February 16, 2009 meeting were tabled for review at the next meeting date.

9. Unfinished Business – None.

10. Next Meeting and Adjournment - The meeting was adjourned at 9:20 PM. The next meeting will be held on May 18, 2009.

PACIFIC POINT HOMEOWNERS' ASSOCIATION

Executive Meeting

April 20, 2009

Minutes

DRAFT

1. Call To Order

President Victor Carmichael called the meeting to order at 9:25 PM.

Board Members In Attendance

Victor Carmichael, David Hirzel and Paul Clegg were present.

Others in Attendance -

Dave Esty, representing The Manor Association.

2. 5001-77 Bankruptcy

Kevin Frederick correspondence dated April 15, 2009 regarding bankruptcy of Laura Martinez advised the provisions of the Bankruptcy Code prohibits immediate action against owner, but if owner does not abandon the property, a motion in Bankruptcy Court to force payment to post petition assessment can be done. If owner abandons property, the Association may have to write off debt. Further information to follow upon receipt of further developments.

3. Delinquency review

Review of the updated delinquency listing was conducted on a unit-by-unit basis.

Management confirmed partial payments received since the last meeting and reported L2 collection letters to be issued for 5001-80 and 5017-65. A Resolution for Lien may be required at the May meeting date.

4. 5003-96 – reimbursement request

Replacement flooring, requested at 5003-96, was reviewed, with Kirk Kloefer's inspection confirming water pockets under the existing flooring. As it appears the former owner had declined to implement the recommendations of the contractor and install a suitable sealant to the concrete slab prior to the wood floor installation, the Board approved Management to draft correspondence reflecting reimbursement of \$980 for damaged flooring, subject to the owners signature of a waiver against any future claims for floor damages.

5. Adjournment

Meeting was adjourned at 9:45 PM.