



I. Call to Order

The Condominium Association President Linda Peterson called the regular meeting of the Board of Directors to order at 7.30 p.m. at 1009 Inspiration Way. In attendance were Board members, Susan Boynton, Tom Preece and Linda Peterson. Also in attendance were Irvin Fox Fernandez, Beverly Fraser and Don Crater.

Also in attendance was Doug Feldman (partial attendance) who attended as a guest/tenant.

II. Approval of Past Meeting Minutes

The draft minutes of the last Board meeting from April 21 were read and approved as read. Minutes from the informal meeting held on June 10, 2009 were also read.

III. Old Business

Landscaping Old Spa Area:

Irvin advised that Nancy was still interested in the project, however, due to other commitments was unable to attend. Liability concerns for the conversion would be minimal given that the use of the area is already listed as a communal area. The gate currently does not lock since this has been removed/rusted. Tom confirmed that the hosing could be extended from the nearby existing sprinklers; having planters with water sparing plants would be ideal. The team should cost out some benches and extension hosing. There was discussion as to whether the entire fencing (or part) should be removed, particularly since the recently added light fixture is stabilized via the fence. The team should come forward with proposals.

IV. New Business Item (Landscaping continued):

Doug introduced himself as a tenant currently living on Inspiration Way and an experienced landscaper for residential properties. As a resident he has a personal interest in maintaining the landscaping and provided various examples where improvements could be made. His service included lawn edging, sprinkler maintenance, weed removal and maintenance. He would be happy to provide a proposal to the Board.

The Board thanked Doug for proactively coming to the meeting and appreciated his interest in maintaining the property. Since he was in the process of obtaining local licensing and bonding the Board encouraged him to come back once this process had been completed (given that the Board was responsible for engaging service provider these elements would be required.). *[At this point Doug left the meeting].*

V. Financial Report

Treasurer Ed Ruckle did not attend the meeting, however, a "Balance Sheet" dated June 3, 2009 was received and submitted by Beverly Fraser on behalf of Ed.

- As of June 3, 2009 PIVHOA showed total assets of \$92,137.56. The sum of \$61,186.61 is held in the general account and a total of \$30,950.95 held as reserve CD.
- Total liabilities listed as reserves set aside for common area, exterior maintenance, paint and roof maintenance was listed as \$97,368.14.
- A total of \$5,230.58 was paid in the last period for condominium insurance.

VI. Old Business (continued) Maintenance Update:

Tom deferred to Don for an update on the maintenance status.

- Nicodemus had replaced the steps at Unit 2 due to dry rot.
- Painting is scheduled for replaced woodwork at Units 15 and 17.

VII. New Business

Painting Schedule

The Board discussed the painting schedule for the whole condominium property. The last painting schedule was approx. 4 years ago (end 2005).

Patterson had submitted a bid for the painting at \$46,000. This included all the condominium (all trims and siding, pressure washing of all railings). The proposal was thought to be significantly higher than the costs from the last painting schedule but accounts would be checked [post meeting note: \$42,500 was quoted in 2005]. The Board discussed the current reserves for painting which was reported as \$33,242.19. As such the current reserve would not cover the Patterson bid. Further proposals would be obtained. Tom advised that he had yet to follow up with Santa Barbara painting company.

Further insights into the reserve funds and past costs would be requested from Ed Ruckle.

Owner/Resident Contact Information

The Board discussed the recent increase in rentals within the association. Over the last years this has increased significantly with associated challenges of maintaining an updated contact list of non-resident owners/tenants. The Board is required to hold an updated contact list of all owners (By-laws Article VII, Section 8) as well as any renters (R&R section F.2). Such a list has to be maintained for emergencies, complaints etc and owners will be reminded of their obligation to notify the Board. Susan presented a contact list that she had put together from previous lists and agreed to update this list based on any available additional information from Ed Ruckle used for association dues. The Board agreed that the inclusion of Property Management companies (where relevant) would also be useful when non-resident owners were not local/contactable and the management company retained responsibility for tenant liaison.

Irvin offered to assist in contacting owners to ensure the list was completed. Beverly Fraser also advised that she might be able to assist. Violation notices would be considered if information was not provided by the owner/lessors.

VIII. Comments from Home Owners Present

The Board heard various complaints presented:

- A report was made that a property had placed strips on the steps and that these needed to be removed in case of accidents.
- A report was made that the external part of one of the condominium buildings had been damaged (presumably by a vehicle collision) which had resulted in damage to the corner of the unit and included loss of the house number. The Board agreed that the owner would be responsible for the repair.
- A complaint was received that an owner was storing a camper van in their designated space. The owner was notified that the camper van should be removed in accordance with CC&Rs, Article IX section 5; R&R section F.8. The Board agreed that a period would be allowed for the owner to find alternative parking/storage.
- A complaint was received that occupants were placing towels across deck railings for drying. Owners were reminded that R&R section A.5 did not allow for the external drying or airing of clothing, towels etc.
- A complaint was received regarding occupants who are bringing their trash cans down after 10 p.m. and are leaving them left out days past the 12 hour retrieval time. Occupants are reminded that such actions are in violation of R&R D.1 and D.2.

Meeting Adjournment/Date of Next Meeting

The meeting ended at 8.45 pm. The next meeting will be held on Wednesday August 26 2009, 7.30 pm at 999 Inspiration Way.

Respectfully submitted,

Susan E Boynton
Director/Secretary

Read/approved: 09/26/09