

First Quarter Meeting Minutes for Wednesday, March 6, 2013 at 7 PM

The meeting was called to order at 7:01 pm.

Board members present:

Robert (Bob) Rainsberger – President
Nruti Brown – Vice President
Gus Gil – Secretary
James McPeak – Member At Large
David Hay – Member At Large (absent)

Condo owners present:

Sign in Sheet on file in the COA Office

Staff present:

Tonia Bascom and Arlene Aybar

The minutes from the annual meeting were read by N. Brown, Vice President, and approved as read.

Treasurer's Report: Bob reviewed the report and it was approved by the Board.

Billy Martin from Comgecys Insurance reviewed the Board of Directors Policy sharing what it means to be on the Board, what it encompasses, functions of a Board Member, ethics and rules. Billy shared with the Board that they should remember decisions they make as their decision(s) could impact the association. He also shared that at our insurance review, we discussed the cost and options to keep our insurance cost to a minimum.

The question was asked “How does Section 8 impact the cost of our insurance?” Billy shared that while most companies will not cover a community such as ours, there are three companies that will provide coverage if the percentage of Section 8 residents remains low. However, he shared that the premiums are usually much higher. It was stated that if the premiums are much high, the Board would be forced to increase the association fees to cover the cost.

Several owners stated that they live in their units and don't want the responsibility for higher premiums for investors who choose to rent their unit(s) to tenants who benefit from Section 8. It was suggested that owners who accept Section 8 be responsible for the higher costs. Several of the owners who are not investors were outspoken about the impact Section 8 would have on the community. Billy stated that Section 8 and other subsidized income limits the number of options for insurance as it impacts the general liability portion of the master insurance policy. The COA Attorney has been asked to review and change our by-laws to not to allow Section 8 or subsidized tenants.

T. Bascom shared that we have asked every owner to complete an emergency contact form and return it to the office staff and less than 20 percent of the owners have complied with the request. This information is necessary in the event of an emergency and a building or the entire property

needs to evacuate. Tonia shared that there are times that an owner needs to be contacted and the information on file is invalid.

T. Bascom shared that when a renter commits an infraction, the information is shared with the unit owner and that often times the owner doesn't respond to the office staff. B. Rainsberger stated that owners and investors must respond to the COA management request within 48 hours by includes emails and/or phone calls. He also reminded owners/investors that they are ultimately responsible for their tenant's infractions.

The Board voted that all owners/investors who choose to rent their units must provide the COA with a \$100 deposit to cover the cost of the infractions by their tenants. An Investor must provide the COA with a \$100 deposit per unit not to exceed \$500. For example, if you own, 1 to 4 units you will pay a \$100 per unit but, if you own 5 or more units, the maximum deposit is \$500. This necessary, because renters are fined and the fines go unpaid. By requiring a deposit, owners will be forced to take responsibility for their tenants and ensure that they follow the community rules. If a renter receives a fine and does not pay in the time allotted, the fine will be deducted from the owner's deposit. Then the owner will also have to pay the additional monies to maintain the required deposit. This deposit will be refunded (minus fines), should the owner decide to sell his/her unit(s). Deposit is due to the COA by June 30, 2013.

All owners/investors were reminded that COA fees are due on the 1st day of each month and are late on 6th day of each month and will result in a \$25 late fee. There are No Exceptions.

The Board voted to implement a standardized lease package with COA docs and addendum to be signed by owner/landlord and the COA staff. This standardized leasing package will assist the COA staff ensuring they have all of the required documentation in their files.

B. Rainsberger shared that the water meters have all been replaced with manual meters. He also asked the owners/investors to be patient as we work through the quirks of a new system. The old meters were sold for scrap and the funds were deposited into the operational account.

Due to the ongoing plumbing issues with building 4, the board voted to have the owners/investors take responsibility for the Alvarez Plumbing bill.

The Board voted to have all satellite dishes attached to a building and/or placed in a common area removed. As stated in the Condo Docs, you may not attach or affix satellite dishes to the building or placed in a common area. On March 8 a letter was sent to all owners/renters informing them of the decision by the board that the satellite dishes must be removed by March 29. While some have been removed, many still remain. On April 22, a follow-up letter was sent informing the owners/renters that effective April 8 there will be a \$25 fine per day for those who do not comply.

The Board voted to enforce the current pet policy that states an owner/renter may only have one pet (cat, dog, bird) and a fish tank. The dog must be 50 pounds or less and pet owners must pick

up after their animals or pay a fine. The Board voted to increase the fines as follows:

First offense: written warning

Second offense: \$25 fine

Third offense: \$50 fine

Fourth offense: \$7 fine

Fifth offense: the maximum amount allowed by law.

The Board discussed the ongoing problem with residents throwing cigarette butts and trash on the ground in the common areas. The Board voted to enforce the fines after the first warning.

B. Rainsberger restated the complaint process; all complaints must be in writing and either the Board President or Vice President will respond.

The Board voted YES to hold the community Spring Fling to be held either April or May 2013.

During the open forum:

Owner B. Torkeson of 217 Red Cedar – Asked why it is the gate has been open for weeks. T. Bascom shared that the Fire Department opened the gate for an emergency and they did not release the lock. T. Bascom shared that the Fire Department had been contacted to come and release the lock.

Brenda shared that fence between Eldorado and The Hamptons is need of repair.

A Rodriguez, owner/investor of several units, asked about the landscaping and mulching. T. Bascom shared that the Board had approved for additional landscaping to increase the curb appeal and that it will be completed soon.

Owner/investor B. Pittini inquired about the pressure washing for all of the buildings. T. Bascom shared that pressure washing will begin soon.

T. Bascom shared that electrical breakers for buildings 21, 22, and 23 have been replaced.

The meeting was adjourned at 8:57 PM.