

**VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 15, 2009**

DRAFT

DRAFT

LOCATION

The regular monthly meeting of the Board of Directors of the Villa Trieste of Del Oro Hills Master Association was held Thursday, October 15, 2009, at the Clubhouse, 3340 Sicily Way, Oceanside, CA. 92056

**CALL
TO ORDER**

The Board Vice President, Shirley Finn, called the meeting to order at 9:05 AM.

Directors Present: Shirley Finn
 Charles Smith
 Ellyn Clark
 Bob Kaess
 Mary Jo Nipper
 Harriet Blass

Directors Absent: Jerry Reczek

Representing PCM: Gloria Burns, CCAM

Others Present: 10 Homeowners

**PREVIOUS
MINUTES**

The Board reviewed the regular minutes of the September 17, 2009 Meeting. Upon motion duly made and seconded;

RESOLVED: To approve the minutes of September 17, 2009 meeting with corrections.

Vote was unanimous.

**EXECUTIVE
MINUTES**

The Board reviewed the Executive minutes of October 6, 2009. Upon motion duly made and seconded:

RESOLVED: To approve the October 6, 2009 Executive meeting minutes regarding the choice of the clubhouse carpeting, landscape was discussed and the inspection at 2378 Cartegena outside wall.

Vote was unanimous.

**EXECUTIVE
MINUTES**

Upon motion duly made and seconded;

RESOLVED: To approve the October 14, 2009 Executive meeting minutes regarding the tree proposals, carpet replacement at the Clubhouse, the lien on unit facing foreclosure and Brickman proposals.

Vote was unanimous.

**A.W.A.
MEETING**

Note: The Action Without a Meeting on October 13, 2009 approved termite treatment for \$125.00 at 2378 Cartegena Way.

FINANCIALS

The Board of Directors reviewed the September, 2009 Financial Statements. The current month surplus is \$4,493.81. The year to date surplus is \$27,536.56 and the cumulative total equity reflects a surplus of \$55,278.36. There will be significant charges before the year end and that will reduce the total.

It was noted that check #18495 has been outstanding since February, 2009. PCM to follow up on that.

RESOLVED: To approve the September 2009 financials.

Vote was unanimous.

PETTY CASH

Charles Smith stated the petty cash had expenses of \$469.00 and the Board President is recuperating from surgery. Upon motion duly made and seconded;

RESOLVED: The Board approved to up the petty cash from \$350.00 to \$500.00 and Harriet Blass will handle the petty cash in the future.

Vote was unanimous.

**CD MATURING
11/27/09**

No decision on the 11/27/09 CD until the November meeting.

DELINQUENCY

The Board reviewed the Delinquency Summary Report

WRITE OFF

The Board requested a breakdown of the \$57.00 charge prior to writing it off.

**LIEN #4262359-
3**

The Board reviewed the correspondence from account #4162359-3 requesting a payment plan along with a good faith payment for September, 2009

Upon motion duly made and seconded;

RESOLVED: To place a lien on account #4162359-3

Vote was unanimous.

The Board is to contact the owners to set up an Executive meeting with the owners upon their request.

LIEN #4160123-

The Board reviewed the Accounts Receivable history summary noting two payments were received on the deceased account. PCM was requested to obtain copies of the checks. Information regarding

**ARCHITECTURA
L**

No Report.

LANDSCAPE

No Report. Gerri Calhoun was absent. The landscape walk through was conducted on 10/7/09. The board of Directors obtained additional tree contracts and reviewed them at their Executive meeting.

Upon motion duly made and seconded;

RESOLVED: To approve the Four Season Tree contract in the amount of \$1,280.00 (Option B) paid from account 5290. In addition, Four Season is to be the tree vendor for all further tree work in the future.

Vote was unanimous.

**PERIMETER
LANDSCAPE**

No Report

IRRIGATION

No proposals from Brickman were approved.

FINANCE

Noted in the Board package was an on-line report and not the Merrill Lynch statement which is sent out once a month. Board members accepted the on-line report.

Nothing was in the September financials regarding the new Union Bank account which has to be a minimum of \$100,000.00. The maturing \$80,000.00 CD for 10/5/09 will be reflected in the October financial statement.

**RESERVE
TRANSFER**

Noted in the board package was an additional charge of \$1,499.00 for 207 additional replacement tiles allowed in the contract over the \$300.00. Total of tiles replaced was 507.

Upon motion duly made and seconded;

RESOLVED: To approve the \$1,499 additional tile expense to be paid from Reserve account 2453 to Bob Piva Roofing.

Vote was unanimous.

MAINTENANCE

The Board reviewed the Hydrex annual renewal policy in the amount of \$260.00 for 3355 Genoa Way Unit 132. Upon motion duly made and seconded;

RESOLVED: To approve the payment of \$260.00 to Hydrex for the annual policy for 3355 Genoa Way Unit #132.

Vote was unanimous.

The proposal from American Patio & Awning was not accepted due to cost. The work will be done by the Association's handyman for a lesser cost.

PAINTING

Shirl Finn read the report from Richard Bernier regarding the completion of the deck work with the inspection of the front doors. There are only nine (9) in poor condition and there are future plans to inspect the fences.

RECREATION The Board reviewed several proposals to change out the Clubhouse carpeting. Upon motion duly made and seconded;

RESOLVED: To approve \$1,430.00 for the Clubhouse carpet replacement from Phillips Abbey Carpet and to be paid from Reserve account #2457-1000.

Vote was unanimous

SOCIAL No Report.

SUNSHINE Beulah Hellhammer gave an oral report of expenses on behalf of the Sunshine Committee.

WELCOMING Darlene Barrail had no official report just pending items she is working on.

TRANSPORTATION Shirl Finn stated more and more people are using the van and it is paying for itself.

CLUBHOUSE DECORATING No Report

PARKING No Report

EMERGENCY PREPARDNES S No Report

UNFINISHED BUSINESS

CC & R REVIEW The Board reviewed Attorneys for the CC & R revisions. Upon motion duly made and seconded;

RESOLVED: To approve Adams Kessler PLC in the amount of \$4,750.00 for their legal services to prepare the restated CC & R's.

Vote was unanimous.

WEBSITE No Report

**ENTRY GATE
CODE** The Board said the gate code will remain the same.

**COMMUNITY
SIGNAGE** No Report

NEW BUSINESS

**COLLECTION
ATTORNEY** The Board stated there is no collection attorney on contract.

**2010 DRAFT
BUDGET** The Board reviewed the 2010 Draft Budget. Upon motion duly made and seconded;

RESOLVED: To approve the 2010 Budget with a \$3.00 increase.

Vote was unanimous.

**FIRE STROBE
INSTALLATION** No discussion.

AUDIT VENDOR Upon motion duly made and seconded;

RESOLVED: To approve a two year option with Jose Mejares, CPA in the amount of \$900.00 for the 2009 audit and \$875.00 for the 2010.

Vote was unanimous.

**AMERICA
PATIO
AND AWNING** Discussed under maintenance.

**ADDITIONAL
COST FOR
WASTE
SERVICES** The City of Oceanside sent a notice stating their will be an additional charge of \$1007.92 for the three years of incorrect billing. The account has been charged for 8 components when there are 16 components for waste services. It will reflect in the next billing cycle.

**TREE
REMOVAL
3315 GENOA
WAY #101**

Discussed under Landscape.

**USE OF
PROXIES**

No discussion Board reviewed information presented in the Board package regarding the use of proxies.

**MANAGEMENT
ACTION LIST**

All items in the Action List were completed.

**RULES &
REGULATIONS
UNRESOLVED
VIOLATION
REPORT**

The Board reviewed the Rules and Regulations list. Letters are to be sent out to #141 and #2359 not to use the pool, spa or bocce court.

CORRESPONDENCE

None

**HOMEOWNER
FORUM**

None

NEXT MEETING

The next meeting of the Board of Directors is scheduled to be held on Thursday, November 19th, 2009 at the Clubhouse, 3340 Sicily Way, Oceanside, CA.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 11:15 AM.

ATTEST

NAME

DATE

NAME

DATE