

**VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 19, 2009**

DRAFT

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LOCATION

The regular monthly meeting of the Board of Directors of the Villa Trieste of Del Oro Hills Master Association was held Thursday, November 19, 2009, at the Clubhouse, 3340 Sicily Way, Oceanside, CA. 92056

**CALL
TO ORDER**

The Board President, Jerry Reczek, called the meeting to order at 9:00 AM.

Directors Present: Shirley Finn
 Charles Smith
 Bob Kaess
 Mary Jo Nipper
 Harriet Blass
 Jerry Reczek

Directors Absent: Ellyn Clark

Representing PCM: Gloria Burns, CCAM

Others Present: 16 Homeowners

**PREVIOUS
MINUTES**

The Board reviewed the regular minutes of the October 18, 2009 Meeting. Upon motion duly made and seconded;

RESOLVED: To approve the minutes of October 18, 2009 as submitted and previously corrected.

Vote was unanimous.

**ACTION
WITHOUT A
MEETING**

Note: An Action Without a Meeting on 10/13/09 was approved for Hydrex Pest Control to complete a one time termite treatment in the garage.

Note: An Action Without a Meeting on 10/29/09 contracted for a repayment plan for a delinquent owner.

**EXECUTIVE
MINUTES**

The Board reviewed the Executive minutes of October 29, 2009. Upon motion duly made and seconded:

RESOLVED: To approve the October 29, 2009 Executive meeting minutes regarding the review of a delinquent owner, presentation from M & W Landscaping, contracting with an attorney for the restatement of the CC & R's.

Vote was unanimous.

**EXECUTIVE
MINUTES**

The Board reviewed the Executive Minutes of November 3, 2009. Upon motion duly made and seconded;

RESOLVED: To approve the November 3, 2009 Executive meeting minutes regarding the CC & R's attorney to be hired, purchasing of a landscape plan for the front entry, senior community sign, installation of carpeting & newsletter distribution.

Vote was unanimous.

FINANCIALS

The Board of Directors reviewed the October, 2009 Financial Statements. The current month surplus is \$1,948.34 which doesn't mean much since it reflects a catching up with expenses such as utilities. The year to date surplus is \$25,588.22 and the commulative total equity reflects a surplus of \$53,330.02. Upon motion duly made and seconded;

RESOLVED: To approve the October, 2009 Financials.

Vote was unanimous.

DELINQUENCIES

The Board reviewed the delinquency status report. One homeowner is on a repayment plan and the other account is liened and recorded. Upon motion duly made and seconded;

RESOLVED: To write off \$57.00 for pre-petition bankruptcy filed 5/4/09 on account #4262359-3. The Board said no lien on #4162359-3.

Vote was unanimous.

Upon motion duly made and seconded;

**CD MATURING
11/27/09**

RESOLVED: To rollover \$45,000.00 at Merrill Lynch for 18 months and transfer \$40,000.00 to the Union Bank liquid fund for a total of \$180,000.00.

Vote was unanimous.

Upon motion duly made and seconded;

RESOLVED: To transfer \$9,845.65 due from the Reserves under the 1290 account to the Union Bank checking account.

Vote was unanimous.

COMMITTEE REPORTS

**LANDSCAPE
COMMITTEE**

Jerry Reczek read the resignation letter from Gerrie Calhoun of the landscape committee and accepted it with deep regrets. Evelyn Rabadan will continue on the Committee.

**PERIMETER
LANDSCAPE**

Discussion was held by the Board regarding the cutting back of the tall Eucalyptus trees from the perimeter wall and who should contact the city. PCM stated Mitzi Koch conducts the walk through and should handle this request.

**UNRESOLVED
VIOLATIONS
REPORT**

PCM was requested to remove account #4163371 from the violation list.

**CORRESPONDENC
E**

The Board reviewed the correspondence.

**HOMEOWNER
FORUM**

None

NEXT MEETING

The next meeting will be held on Thursday, December 17, 2009 at 9:00 am at the Clubhouse.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 12:00 Noon.

ATTEST

NAME

DATE