

Saturday August 9, 2014

Attending Owners: Rafael Aguilar, Megan Cookson, Monique, Roger and Yvonne McIntyre, and Bette Vinton.

9am: This meeting is to raise awareness of issues of immediate concern and preview issues to be addressed in October

Security:

When inspecting work on his unit Rafael discovered that the padlock for the gate to utility access in the rear of the building was missing and the gate was open and swinging in the wind. When that gate is open all the patios are unsecured, it was imperative that it be secured. He states that the HOA Management said they knew nothing about it, but did not offer a solution at the time. I saw the gate open as well, but could not find the padlock. While speaking with management I mentioned the problem, but it was not addressed. Since we felt (Rafael and I) that it was important to secure the gate as soon as possible he purchased a new lock. The old lock was later found inside the cable box so it will be replaced on the gate. If you do not have a key to that lock you may copy mine.

Communication:

There seems to be a disconnect in communication:

1. Notification to other units is required when work on a unit may affect other units.
2. Communication between owners and the HOA is slow and often confusing. Several owners

are confused by the financial information on the HOA web site. We would like clarification of budget items; terms like "Net Reserves" and why the expenditures appear to be in the red. If

possible owners would like to be mailed a financial report instead of depending on web site.

3. It was unclear to owners who the members of the board are and when they were elected.

It was suggested that members can make nominations to the board in the annual meeting

in October. The HOA will mail ballots and give results so that all of us will have an opportunity to participate in the election of the board.

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4. We would like to copy all members in emails to improve communication, if you would like to

opt out let me know.

Maintenance: The issue of assessment for proposed work in lieu of raising HOA fees will
addressed in October.

1. Repairs to water heater closet located behind unit 2. After inspecting the damages we agreed

that this work is of the most immediate concern. We need 3 proposals for repairs.
(Photos in separate email)

2. We have several avid recyclers in the complex and seldom enough room in the containers.

Megan has contacted the trash company to explore changing the existing receptacles for

one that incorporates a larger recycling area in the same bin. She will contact the HOA,

the boards approves, with our request for the change in service.

3. Other issues to be addressed in October as preventative maintenance are:

a) Cracked steps (about 12) on both stairs need to be replaced

b) Inspection of gutters and downspouts and earthquake supports added

c) The window AC units 6 and 7 are not supported and the owners will take care of the issue.

Legality and liability of the units will be discussed in October.

d) Repairs to unit 1 have been accomplished and an elbow joint will be added to the drain to

prevent water damage. However, flooding issues in front of the unit will be addressed

when it rains.

The meeting ended at 11am.