

DEL LAGO HOMEOWNERS ASSOCIATION

MINUTES OF THE REGULAR MEETING

July 22, 2009

The regular meeting of the Del Lago Homeowners Association was held on July 22, 2009 at Finbar's Restaurant in Seal Beach, CA.

Directors Present: Kristi Fischer, Ron Howard, Bob Severson and Chris Hunter.

Director Absent: Brian Conway.

Also Present: Diane Houston, CCAM, Transpacific Management Service and Linda Skinner, Recorder.

CALL TO ORDER - Ron Howard called the meeting to order at 6:45 p.m.

APPROVAL OF MINUTES - Ms. Fischer moved to approve the regular meeting minutes of May 21, 2009. Mr. Severson seconded the motion which carried unanimously.

HOMEOWNER FORUM - There were no homeowners present.

TREASURERS REPORT - Mr. Severson moved to accept the financial report for May and June 2009 as prepared by Transpacific Management Service. Mr. Hunter seconded the motion which carried unanimously.

Mr. Severson reported that he had reviewed the audit report and everything looked good.

Ms. Houston asked the Board to sign a Money Market in the amount of \$1,147.50 for LaBelle Marvin for work done to analyze City of Long Beach street repairs.

MANAGEMENT REPORT

Response from City of Long Beach Water Department - Ms. Houston reported on her conversation with the Water Department. There is no money in the City budget at this time to replace the plastic pipes with copper pipes. Ms. Houston asked that they put the pipe project into the budget in the next two to three years. Ms. Houston will calendar this and send reminder letters each year.

Action List - Ms. Houston reported that the Bellflower vehicle exit gate had malfunctioned again. The report from Byers and Butler showed that the bottom hinge on the gate needs to be replaced by a welding company and the swing arm needs to be replaced. Brad from Byers and Butler was unable to find the actual problem causing the malfunction as the gate was working when he arrived. Bob Severson will have his welder check the gate.

Ms. Houston reported that the entry phone can be programmed to cell phones.

Mr. Howard asked that Ms. Houston have Mike Hogan check the lights in the center divider as some were not working.

COMMITTEE REPORTS

Architectural – Mr. Howard reported that he had been advised that the property at 5712 Miguel Way had two very conspicuous satellite dishes facing Lyones Drive. Notification forms have not been filed. The Board requested that Ms. Houston send a letter to the homeowner and offer that someone from the ARC would work with them to find the best spot for their dish.

Ms. Houston reported that the owner at 5744 Madrid submitted an Architectural Request form to install solar panels on their roof. After discussion it was decided to invite the owner and a representative from Peak Power Company to attend the next meeting to further explain the process and placement procedures.

Mr. Howard reported that Gary Barr is still waiting for the new color palette to come back from Dunn Edwards with two sets of darker colors.

Landscape – No report. Ms. Fischer and Ms. Houston will schedule a walk through.

OLD BUSINESS

Picnic – After discussion, Mr. Howard moved to cancel the community picnic this year in a cost cutting effort. Mr. Hunter seconded the motion which carried unanimously.

NEW BUSINESS

Lien Authorization – Mr. Howard moved to approve the lien on account 307325. Mr. Hunter seconded the motion which carried unanimously.

Asphalt Project - Ms. Houston asked the Board if they wanted Ed Perez to attend the bidders job walk. The Board agreed that it was not necessary for him to attend the walk but do want him to review all bids to be sure that everything is in each bid. There will be a charge for this service.

Reserve Study – After reviewing the two Reserve Study proposals for an on-site inspection this year, Ms. Fischer moved to approve the Foresight proposal at \$665.00. Mr. Howard seconded the motion which carried unanimously.

Patrol One – Ms. Houston reported that Patrol One is offering a new service where residents can report parking violations online. After Patrol One has checked the violation report they will notify the reporting party of the outcome of the investigation. Board asked Ms. Houston to see if “safe listing” can be done online as well.

ADJOURNMENT

Ms. Fischer moved to adjourn the meeting at 8:05 p.m. The motion was seconded by Mr. Severson and carried unanimously. The next meeting of the Del Lago Homeowners

Association is scheduled for August 26, 2009 at Finbar's Restaurant in Seal Beach at 6:30 p.m.

The Board re-convened the Regular Session at 8:30 p.m.

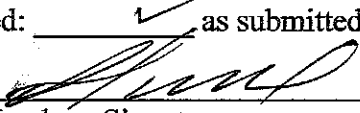
Mr. Severson moved to amend the Air Conditioning guidelines to prohibit the installation of any window/wall mounted air conditioning units. Ms. Fischer seconded the motion which carried with three yes votes. Mr. Howard abstained from voting. Ms. Fischer offered to draft language for Management to send to the homeowners for the required 30 day comment period.

The meeting adjourned back to executive session at 8:40 p.m.

Submitted by:

Linda Skinner, Recorder

Approved: as submitted as amended


Board Members Signature


Date