

DEL LAGO HOMEOWNERS ASSOCIATION

MINUTES OF THE REGULAR MEETING

September 17, 2009

The regular meeting of the Del Lago Homeowners Association was held on September 17, 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 6:32 p.m.

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

HOMEOWNER FORUM – There were no homeowners present.

TREASURERS REPORT – Mr. Severson moved to accept the July and August 2009 Financial Statements as presented by Transpacific Management Service. Mr. Howard seconded the motion which carried unanimously.

MANAGEMENT REPORT

Action List & Related Correspondence – Reviewed for information only. No action needed.

Asphalt Proposals – After discussion, Ms. Fischer moved to approve the Shamrock Paving Inc. proposal for asphalt repairs and slurry seal at a cost of \$30,967. Management will have Shamrock resubmit the contract to state “per the specifications spelled out by LaBelle Marvin. Also, Management will have LaBelle Marvin supervise the project at a cost not to exceed \$3,000. Mr. Severson seconded the motion which carried unanimously.

Reserve Study – After discussion, Mr. Howard moved to approve the Reserve Study as submitted by Foresight Financial. Ms. Fischer seconded the motion which carried unanimously.

2010 Budget – After discussion, Mr. Howard moved to approve the proposed budget with a twenty percent increase to a monthly fee of \$216.00 per month per homeowner. The budget increase is primarily due to the increase in reserves to fund the asphalt projects. Ms. Fischer seconded the motion which carried unanimously.

1

Ms. Fischer move to adopt the Reserve Funding plan of \$12,520 per month. This is \$102.00 per month, per unit towards the streets. Mr. Howard seconded the motion which carried unanimously.

Insurance Renewal – After discussion, Mr. Howard moved to accept the Management Trust Insurance Program administered by A.J. Gallagher for an annual cost of \$3,368; a 40% savings in insurance expense. Mr. Hunter seconded the motion which carried unanimously.

COMMITTEE REPORTS

Architectural – Mr. Howard reported that Gary Barr has approved painting 213 Avenida Granada with color scheme #13.

Landscape – Ms. Houston reported on the walk through with Mike Hogan on September 16, 2009. There is a moderate list of additions needed.

Ms. Fischer stated it is time to start thinking about getting a Landscape Architect to work up a drought tolerant group of plants for the front of homes.

Ms. Houston stated she has scheduled a tree walk with Treeco on September 23, 2009.

OLD BUSINESS

Patrol One – Ms. Houston reported that homeowners can either call or email Patrol One with requests for “safe listing” vehicles or reporting vehicle violations within the community. An notice of explanation will be mailed to the homeowners.

Bellflower Gate Repairs – The Board discussed needed repairs to the gate. It was decided to have Byers and Butler repair/replace the wiring at the pedestrian gate. A welder is needed to repair the hinges at the vehicle gate.

Solar Panel Request – Ms. Fischer moved to approve the request from 5744 Madrid per the list of conditions as prepared and approved by the Board of Directors. Mr. Howard seconded the motion which carried unanimously. A list of the conditions of approval will be attached to the signed Architectural Form.

NEW BUSINESS

Solar Panel Installation Guidelines – Ms. Fischer will make the suggested changes to the guidelines for submittal to the homeowners for their 30 day comment period. The guidelines will be mailed to the homeowners with the Annual Meeting notice.

Proposed Air Conditioner Guideline Revision/Homeowner Comments – Ms. Fischer moved to approve the Air Conditioner guidelines as re-written to be submitted to the homeowners for a 30 day comment period. Mr. Severson seconded the motion which carried unanimously.

Lien Authorizations – Mr. Howard moved to approve placing liens on the following accounts: #307266, #307304, #307240. Mr. Hunter seconded the motion which carried unanimously.

Special Assessment for Asphalt Funding – Per the asphalt funding plan devised in 2008, Mr. Howard moved to approve a five percent onetime special assessment of \$108.80 per unit for asphalt funding, effective November 1, 2009 for a total of \$13,600. Mr. Hunter seconded the motion which carried unanimously.

Homeowner Correspondence – Ms. Houston reported that the landscape repairs requested at 5709 Miguel Way were reviewed on the recent walk through and will be made at Association expense.

The Board requested that Ms. Houston send a letter to 5705 and 5709 Miguel Way requesting they add a lattice screen, painted to match the house color, to cover the balcony air conditioning unit. Mr. Howard will ask Gary Barr to work with the homeowners.

ADJOURNMENT

There being no further business the meeting adjourned at 9:15 p.m.

The next regular meeting is scheduled for October 15, 2009.

Submitted by:

Linda Skinner, Recorder

Approved: As Submitted As Amended



Board Member Signature

11/19/09

Date