

DEL LAGO COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
November 19, 2009
MINUTES

The regular meeting of the Del Lago Community Association was held on November 19, 2009 at the home of Chris Hunter, 5732 Madrid Lane, Long Beach, CA.

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

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

CALL TO ORDER - Ron Howard called the meeting to order at 6:50 p.m.

APPROVAL OF MINUTES – Ms. Fischer moved to approve the regular meeting minutes of September 17, 2009. Mr. Hunter seconded the motion which carried unanimously.

HOMEOWNER FORUM – There were no homeowners present.

TREASURERS REPORT – Mr. Severson reported that the *September and October* Financial Statements as presented by Transpacific Management Service look good.

MANAGEMENT REPORT

Action List & Related Correspondence - Was reviewed for information only. No action was taken. Ms. Houston reported that she had sent a letter to Ms. Pisano to have her Bougainvillea trimmed that was hanging over her back wall obstructing the sidewalk. If she does not respond, Ms. Houston will have Wesco landscape trim.

Asphalt Work - Ms. Houston reported that the asphalt work has been completed. The gate loops at the Colorado exit were cut during the work. Byers and Butler repaired the loops at a cost of \$846.00. The Board requested that Ms. Houston contact Shamrock Paving, Inc. to see if they would split the cost of the loop repairs. A revised reserve check for payment to Shamrock will need to be issued in the new amount and sent to the Board for signature.

Tree Trimming – The Board unanimously voted to ratify their Action without a Meeting to accept Treeco's proposal of \$9,855 for tree trimming throughout the community. In addition, Chris Hunter suggested they remove the Malaluca tree at the Traubs while they are still working in the community.

Maintenance Items – During the recent site review several spots were found that need paint touch up and lighting repairs. Ms. Houston has issued service requests for the work to be completed.

COMMITTEE REPORTS

Architectural – Mr. Howard stated that there was nothing to report.

Landscape – Ms. Fischer reported on the recent walk through with Mike Hogan and Ms. Houston. Mr. Hogan will start work on raising the sunken water meter boxes as he has time available.

Mr. Conway reported he saw water coming up from the curb and asphalt area and will contact the Long Beach Water Department.

Board reviewed the proposal from Wesco Landscape for improvements at 5720 and 5721 Madrid Lane for a cost of \$1,865. Mr. Howard moved to approve the proposal. Mr. Conway seconded the motion which carried unanimously.

OLD BUSINESS

Revised Air Conditioner Guidelines - After review, Ms. Fischer moved to approve the Air Conditioner Guidelines. Mr. Severson seconded the motion which carried unanimously. The Board requested that Ms. Houston notify homeowners that the new guidelines have been approved.

Solar Panel Installation Guidelines – The Board requested that Ms. Houston send a copy of the proposed guidelines to the homeowners notifying them that they have thirty days to submit comments.

NEW BUSINESS

Lien Authorizations – Ms. Fischer moved to authorize placing a lien on account #307346. Mr. Hunter seconded the motion which carried unanimously.

Mr. Howard moved to write off the prior owner balance of \$1,440 on account #307316. Mr. Hunter seconded the motion which carried unanimously.

The Board requested that the \$250.00 fine placed on account 307352 be lowered to \$125.00 as previously agreed on.

Audit Proposals – After reviewing two proposals, the Board moved to approve the proposal provided by Newman and Associates in the amount of \$895. Mr. Conway seconded the motion which carried unanimously.

Annual Meeting – Ms. Houston reminded the Board that their next meeting will be the Annual Meeting of Homeowners on December 17, 2009 to be held at the Greek Church at 6:30 p.m.

New Parking Stickers – After a brief discussion it was decided to table this issue at this time.


ADJOURNMENT

There being no further business the meeting adjourned at 8:30 p.m.

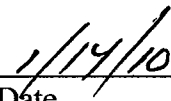
Submitted by:

Linda Skinner, Recorder

Approved: As Submitted As Amended



Board Member Signature



Date