

Belle Oak Villas Home Owners Association, Inc.

Minutes Board of Directors Meeting

April 18, 2017

The meeting was called to order at 6:30 p.m. Members in attendance were Tom Henry, Annette Bennett, Diane LaForge, Jose Rosado, Kevin Haumann, Samantha Feuer, Mary Anne Gardner and two guests. Absent were Nancy Porter, Dan Denny.

Minutes: A motion was made by Annette to accept the February 21, 2017 minutes as read and 2nd by Tom Henry, all in favor and motion passed.

A motion was made by Kevin Haumann to accept the March 21, 2017 minutes as read and 2nd by Tom Henry, all in favor and motion passed.

Treasurer's Report: Kevin Haumann read the financials reviewing several items of interest. A letter from our attorney regarding 3982 El Camino (lot #109) was received by the board stating that the owner would like to return to the unit but would also like the \$10,000 lein waived. Motion was made to waive the lein by Tom Henry and 2nd by Kevin Haumann. All in favor and motion passed.

Architectural Report: Tom Henry gave an updated on the status of his work. He is trying to find a way to combine certain specs i.e. tree trimming, building permits, parking issues, etc. under one document. It was suggest that policies might go under "breaking news" on the website.

Security Service: The board voiced some displeasure in the way that the security service is conducting their patrols. Diane will speak to the supervisor regarding issues and possible time changes of their patrol.

Pool Bids: The board received three bids regarding re-marsite of the pools: Artistic Pool - \$16,800; Bay Area Pool - \$12,500; Pip Pool - \$13,829 - 13,679. Each of these bids are per pool. Motion made by Mary Anne Gardner to accept Bay Area Pool's bid and 2nd by Annette Bennet. All in favor and motion passed.

The bid for coping of Pool #2 is \$4,250. Motion made by Annette Bennett and 2nd by Samantha Feuer for Marisa Construction West, Inc. to re-coping pool #2. All in favor and motion passed.

Notices will be posted at the end of each street and the pool in question as well as e-mails sent out to notify residents of pool closure while the work is being done.

Water shut-off repairs: A motion was made by Tom Henry and 2nd by Annette Bennett to start the repair/replace of the water shutoff valve by G.A. Nichols, Inc. All in favor and motion passed. Residents will be notified when the water will be shut off.

NEW BUSINESS: Replacement of partial fence at the end of El Camino West will be discussed at the next meeting.

FINES: A letter was sent to homeowners who have rental properties requested information on the residents who lives in the rentals. Thirty one letters were sent out and the board received 11 returns. It was noted in the letter that fines of \$150.00 plus \$25.00 a day will be imposed on the owners of the rental property if information is not received by May 1, 2017. Vesta would be notified of the non-returns and fines will be charged to the homeowners account. Motion made by Annette Bennett and 2nd by Kevin Haumann. All in favor and motion passed.

Meeting adjourned at 7:50 p.m. Motion made by Annette Bennett and 2nd by Tom Henry.

Respectfully submitted,

Mary Anne Gardner, Secretary

