

Belle Oak Villas Home Owners Association, Inc.  
Minutes, Board of Directors Meeting  
May 16, 2017

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

**MINUTES:** A motion was made by Tom Henry to approve the April 18, 2017 minutes and seconded by Kevin Haumann. **Motion passed.**

**TREASURER'S REPORT:** Financials were read by Kevin Haumann reviewing items of interest.

**Lot #8** requests a payment plan. They want to pay \$354 for the next 3 months, then pay \$300 each on June 15 and July 15, 2017, plus keep all monies owed current. The water bill is paid in full. Motion made to accept plan by Mary Anne Gardner, 2nd by Dan Denny. **Motion passed.**

**Lot #20:** Last Paid \$250 on 1/20/2017, nothing since and the balance is going up. Diane will write to the attorney re: information on this account.

**Lot #116:** Agreement not honored and a letter of foreclosure will be sent if nothing is done to pay.

**Water Bill:** Four letters were sent re: late water bill to Lot #'s 78,134, 149, and 211. These accounts will be turned over to attorney if no response by May 29 with a 45 day warning letter before foreclosure.

**3858 LaCosta Lane:** All back balance of water bill is paid in full. The board will also receive back monies of \$4900 at time of closing.

**3982 El Camino:** Costs incurred were approximately \$3900 - \$4712 owed. BOV will accept \$1500 with \$200 per month starting 6/1/2017 for 15 months, until paid up and continue to stay current with all fees incurred. They are to pay by Cashier's Check or Money order made payable to Belle Oak Villas HOA and mailed directly to Vesta. Agreement was drawn up by attorney. BOV holds the Certificate of Title. This was voted on by e-mail on May 9, 2017. If monies owed and not sent to Vesta by the 5th of each month, they will be evicted. The water bill is now in name of resident at 3982 El Camino and they will also be responsible for the maintenance fees.

**3729 Mission Court:** Sold last year and owner didn't pay off debt to BOV. BOV was reimbursed \$3187 from the sale.

**OLD BUSINESS:**

**Security service:** Diane LaForge had a meeting with the owner discussing several issues of concern, i.e. drive through the complex at a slower speed to access any possible wrong doings; foot patrol in and around the pools, etc. BOV will keep the 3 times nightly through the summer and then a re-evaluation of time will be done then.

**Pools:** **Pool #1** will be closed the day after Memorial Day, (May 30) for re-marsite, which need to be up to code, per Health Department. A closing will be approximately one week. Signs will be posted stating that no one need go to the pool for sunbathing, swimming, etc. **Pool #2** will be done at a later date.

**Fence:** A privacy fence ( stockade) will be added at the end of El Camino West by West Coast Fence Company (length, 96 ft and 6 ft tall). The fence with begin just before the blue water pipes and head south for 96 ft. Total cost is \$1372 . Motion made by Tom Henry to accept bid and add stockade fence, 2nd by Kevin Haumann. **Motion passed.**

**Gates on dumpster enclosure:** Since the double gates attached to the posts are not sturdy, it was suggested that one large gate with wheels be used in addition to special latches to keep the gates closed when not in use. There ae 13 dumpsters gates that need replacement at a cost of \$7410. Motion made by Tom Henry to do 4 gates at this time (the ones in the worst condition) and 2nd by Nancy Porter. Other gates will be replaced at a later date. **Motion passed.**

**Architectural Report:** Tom Henry is working on a booklet stating the rules and regulations regarding replacement of windows, doors, other outside changes. Possible Solar panels installation information (from a resident) will be discussed with the attorney as to whether or not or where they can be placed.

**Water shutoff valves:** The repair or replace of water shutoff valves will start in June 2017. Residents will be notified of water shutoff during that time.

### NEW BUSINESS

**Street Captains:** Diane had a meeting with the appointed street captains at the pool. It was decided to have them instead of the board members doing the semi-annual inspection. Street captains were assigned certain streets and they will look for issues such as overgrown weeds or bushes, storage in front of unit, needs painting, patches on roofs, etc. The street captain will report to their assigned board member via e-mail and board member will check out the possible issues as to whether they need a written reminder or not to comply.

**Rental Unit Owners:** Diane, again, sent letters to owners to comply with info regarding their inhabitants. Now, at this time, there is only one person who hasn't answered and possible fines will be imposed (\$150 plus \$25/per day until information is received).

**3785 Mission Ct.** Problems with a broken pipe in common area in this end unit. Midway Services will dig a trench(s) from flower bed to tree to determine where breakage occurred. Replacement with PVC pipe with a 2 year warranty. Cost is \$2583. Motion made to fix by Dan Denny and 2nd by Tom Henry. **Motion passed.**

**Sprinklers:** Commercial Maintenance will check wiretrapping on 3 controllers that need to be replaced.

**Trees:** Tom Henry distributed an information sheet showing answers to questions pertaining to trees growing on homeowners property. This sheet will be added to the information booklet he is working on.

Meeting adjourned at 8:15 p.m. Motion made by Mary Anne Gardner to adjourn and 2nd by Tom Henry.

Respectfully submitted,  
Mary Anne Gardner, Secretary



