

# **ESTRELLA VILLAGE MANOR HOMEOWNERS ASSOCIATION**

## **GENERAL MEETING WEDNESDAY JANUARY 4, 2006**

- Members Present: Brian Moberly, Paul Hering, David Moore, Deana Caryle  
Lisa Regalado, Lenora Chase, Lorraine Crane, and  
Cliff Brumels.
- Present: Jenny Owen, Community Manager, MMS
- Call to Order: The meeting was called to order at 7:00 pm.
- Minutes: No Minutes were taken last meeting.
- Treasurer's Report: Jenny Owen handed out and Deana read the report. Total cash  
on hand \$11,698.41.
- Architectural Report: Paul reported 3 requested had been submitted. All had been  
approved.
- Management Report: Jenny Owen handed out and read the report.
- New Business: Check on a car accident about 2 weeks ago for property  
damage done to the common area corner 75<sup>th</sup> & Broadway.
- Lisa will check to see if she can obtain layout for the  
sprinklers.
- Petty cash was discussed. If we should have cash on hand to  
possibly buy plants. Then have Cooper Canyon plant and  
maintain. Jenny will check on if there is a business account can  
be obtained from the bank.
- Dean motioned that we have petty cash. Lisa 2<sup>nd</sup>. The  
discussion was tabled until later meeting.
- Jenny obtains prices for Security for the complex. As much as  
the board would like to have Security guards patrolling the  
price of \$450 per month at this present time is too costly.
- Lisa has with held the last check for WE Landscaping.

Jenny brought up about increasing dues. This was tabled until later in the meeting.

Stickers to be placed on cars for illegally parking. Motion was made to table discussion until next meeting.

Next meeting will be at 7:00pm on January 25, 2006

Graffiti on walls near the canals. Pictures need to be taken. The Graffiti busters will come out in about 2-3 weeks to remove. Jenny will call graffiti busters to see how we can get the paint and do the work ourselves.

Raise the homeowner's dues.

Lisa brought up that board has been trying to save all homeowners money by not doing the winter lawn, stop watering. During our current pending lawsuit the leg work is being done by the Management Company and board members. The short fall is still apparent.

Cliff would like to wait on increases to see what our new cost will be.

The max increase for the year is 10% and can only be raised once a year.

Paul motioned to raise the dues by 10% Dave 2<sup>nd</sup>. Vote taken and ended in a tie.

Further discussion by the members on the cost this year for trees to be trimmed, increase in watering, possibility of the lift station removal.

Cliff motioned to increase fees by 10% Dave 2<sup>nd</sup>. However hope this will not be necessary every year.

Vote passed.

Paul motioned that the increase fees should go into the reserve account. Dave 2<sup>nd</sup>. Motion passed.

Homeowners present also felt the increase in dues were necessary.

At this time lift station is still in litigation.

Only 65 ballots have been returned out of 201 to reduce the vote from 66 7/8 to 51%

Questions:

(Q Lot 83: asked why not petty cash have.

(A) Someone will have to keep and obtain all receipts and account for all money.

(Q) Lot 113: Why not just let Copper Canyon purchase the plants and then if something happens to the plants they would be responsible

(A) Yes. This also possible the board is trying to explore All avenues to same the homeowner's money.

(Q) Lot 83: Why not the board members purchase items on personal credit cards and have the management company reimburse.

(A) The liability is then on the person credit card.

(Q) Lot 83: Can we send tickets out to homeowners for illegally parking.

(A) This is already being done. As well as fine have been assessed.

(Q) Lot 148: Value of the common areas can be lumped into one so that property taxes will be less.

(A) Jenny has been checking into this. Paper work is being filed to join the parcels together.

(Q) Any way for the community to do a fund raiser. Can donations be accepted?

(A) The amount of work it takes to put on a fund raiser is high for the turn out. Also since we are a non-profit and have a tax ID donations can be accepted.

Adjournment:

Meeting was adjourned at 8:25 PM.