

**ESTRELLA VILLAGE MANOR  
HOMEOWNERS ASSOCIATION**  
<http://www.evmhoa.com>

**GENERAL MEETING  
THURSDAY FEBURARY 21, 2007**

- Members Present: Lenore Chase, Deana Carlisle, Dwayne Updike, Lisa Regalado, and Tom Calpin
- Present: Jenny Owen, Community Manager, MMS
- Call to Order: The meeting was called to order at 7:12pm
- Minutes: The motion to accept minutes as written by Lenore
- Treasurer's Report: Jenny Owen handed out a report listing  
Total Cash on Hand = \$56,414.26  
Operating Expenses = \$35,110.98  
Reserve = \$21,303.28
- Architectural Report: 2 Submitted
- Management Report: Jenny Owen handed out and read the report for these topics:
1. Board requested information on Interested bearing accounts, Jenny checked on 4 different banks and listed the rates and length of CDS with a \$21,000.00 deposit..
  2. Update on the Library, the rest of the year the library is not available. She checked a number of locations and it was decided to switch to the Santa Marie Elementary Schools All Purpose Room on the 4<sup>th</sup> Wednesday of each month. This was chosen as the room would be free to rent for the meetings.
  3. The landscape company stated trimming of the trees is part of the package deal we have with them. And he said it was not too early to trim the trees and he says the trees are looking good.
  4. The electric meter off Broadway lift station, SRP stated the meter does not belong to Estrella Village Manor; it belongs to Alltel Corp. the meter is active and is billed to Alltel. The board wanted the management company to check to see if the meter is in the right away or if on our property. And a letter needs to be sent to Alltel about repairing the concrete pad the meter is sitting on, as it is a eye sour from sink-age.
- New Business: It was decided that the next 2 months Meeting Notice Subjects would be:  
March: Website update

April: Signage for the community entrances

It was brought to the attention of the Board that the CCNR does not allow the posting of security signs. The community has not been able to get enough votes to change the CCNR in the past, so the board has approved in the Architectural Guidelines that security signs matching the wording from the design guidelines would be allowed. This means anyone with a security sign MUST send in an architectural request so it added to there file. A preformatted architecture form will be created and posted on the website.

We will not know till May if the community got approved for any of the amount for the grant for 9,983.62, for the lamp and wired for the Ramada.

The management company has a new letter that can be sent to homeowners that have complaints about on street parking. This new letter will be posted to the website.

There was an issue with the architecture committee about the response letter sent about lot#1011. Deana is upset about not being sent the paperwork and getting the committee's input before sending the rejection letter. Lenore wanted to call an executive session to discuss the issues.

Questions:

Lot 1076: Wanted to know if more envelopes would be supplied as only 2 were sent out to make the month payments. The reason only 2 were sent was because the community is switching banks, you can send the payment to the management company till the new bank is completely setup.

Lot 1076: Questioned when the landscaping would be completed. The board approved a plan to complete the landscaping over a number of months to help control costs. The landscaping will not be completed until May. A more detailed report will be posted on the website.

Lot 1076: Suggest sending out notices to the homeowners about the weeds, as there are a lot of homes with out of control weeds.

Lot 1140: Wanted to know about the crime issues with the community as they just moved into the community.

Adjournment: Meeting was adjourned at 8:30pm.