

**ESTRELLA VILLAGE MANOR
HOMEOWNERS ASSOCIATION**

<http://www.evmhoa.com>

GENERAL MEETING

June 30, 2009

Members Present: Lisa Regalado 6:40 p.m., Ed Bigham – excused at 7:43 p.m., Tom Calpin,
Paul Hering,
Deana Carlisle – Absent
Dawn Fowler-CPMC

Called to Order: Meeting called to order at 6:35 p.m. Quorum was met

Homeowner: Lot __82 – Dave Moore at 7513 W. Encinas Ln. No comments were made.

Minutes: Motion to accept the April 28, 2009 minutes by Lisa and seconded by Tom 1st
Motion Carried.

Financial: Paul Hering read the financial. Motion to accept financial subject to
audit. 1st Tom Calpin 2nd Lisa Regalado. Motion Carried.
CD Money Market needs expiration date on the Balance Sheet.

Lisa motions to have the \$15,000 CD put into the 13 month Special rate CD. The \$10,000 CD placed into the 7 month Special rate CD, the 6 month CD will remain on a 30 day roll over. This is contingent that the Special CD rate is still available and does not drop more than .3% at exchange of new CD. If the rate is more than .3% the Board will need to be contacted and renegotiated.

Paul motions and Ed 2nd the motion to decline spending the 2009 reserve funds to have the ramada supports expense of \$200.00 used at this time. They are in good to fair condition for 2009. Subject may be re-evaluated at a later date or in request of the reserve study update. Motion carried.

Paul motions and Tom seconded the motion not to have the reserve study updated in 2009 for the 2010 budget year. Motion carried.

Paul motions and Tom 2nd the motion to accept the May 2009 financial as stated subject to audit. Motion carried.

Architectural: Lot 1141 was automatically declined due to not submitting proper documentation regarding submittal. Was considered incomplete by the committee standards.

1128 – Notice of final inspection was received regarding the shed. Tom and Paul will visit the homeowner. This issue will be discussed further in executive session.

Not applied for approval – lot 1083 is inquiring about parking on landscaping.

Management Report:

Tract "T" north of Pueblo – Board authorized landscapers to remove dead tree and declined the one on the South side of Pueblo as this is still in living condition.

Lisa will get clarification on Commercial vehicles being parked in the community.

Trash days have change to Black can on Mondays and Blue cans on Thursdays.

Manager informed Board that the water usages in some areas are 2/3 less than they were last year.

Lisa mentioned that there were (2) heads not operating in the center of the Ramada green belt area.

Ramada area on the north east corner of turf has been denied for repair.

Have the landscapers check the area to the east of the Ramada turf area where the erosion is to see if there is an irrigation leak at bush. (other areas of erosion were caused by the previous owner (bank) draining pool into common area.)

The Board authorized Lisa to approve up to \$200.00 in irrigation repairs without board approval.

Invoice received from landscapers of \$42.50 to screw down a valve box was questioned by manager and mentioned to the board that it was excessive charge for one box. Manager will check if others were secured in the area. If so then the charges are warranted.

Board approved the irrigation repair at the green belt on Pueblo for \$150.00 for valve that has low pressure and head that needs to be replaced.

Landscape services will be on Wednesday instead of Thursday due to the July 4th holiday.

Landscapers have offered to aerate the entire turf areas at no charge. This is a value of \$300 to \$600.00 service.

Board of Directors has denied the proposal for the relocation of the drip lines to the Bougainvillea. After review the water is coming from the neighboring property at the planter boxes that are higher than the grade of common area on the other side. (Salazar property)

Annual meeting solicitation for candidates will be sent in July and meeting notice will be sent in August for the September election of the board of Directors and the membership meeting. Meeting will be held in September to get the meetings back on track to be in accordance with the Articles of Incorporation.

Compilation: Property manager requests that the Board of Directors look through there documents for any additional information to give to Butler and Jones who is the servicing company for the compilation. They are requesting year ending

financial statement for December 2007 to complete the compilation.

Tom motions and Lisa 2nd the motion to continue to have C.A.U as the insurance provider carrier for the proposed 3 year policy. This would change the policy from 1 year to 3 years. Motion carried.

Next meeting will be held in August at the Ramada common area.

Adjournment: Motion to Adjourn at 7:45 p.m.

Minutes taken by Dawn Fowler as an independent contractor