

ESTRELLA VILLAGE MANOR
HOMEOWNERS ASSOCIATION

GENERAL MEETING
THURSDAY JULY 28, 2005

Members Present: Lenore Chase, Paul Hering,
Brian Moberly, Lorraine Crane,
Lisa Regalado, David Moore, Cliff Brumels

Present: Jenny Owen, Community Manager, MMS

Call to Order: Lenore Chase called the meeting to order at 7:00 pm.

Guest Speaker: Javier Delgado, Attorney at law

Update rules for HOA:

Proxies are no longer allowed.

Bankruptcy is harder to claim than in the past.
parking: Contract with a towing company but send letter
ahead of time stating the rules for parking.

Investors can be outlawed or can limit the number of
rentals or by percentage of rentals in development also
can limit the time a property is a rental.
to change the rental rules must have a vote of 66%

He also stated that 66% to change rules is very high
this also can be amended but it needs vote of HOA to
amend.

Delinquent HOA dues no longer forecloseable on a
property but can file a lawsuit for the fines also can put a
lien on the property so that when a homeowner refi's or
sales their property fines will be cleared at that time.

Minutes: Minutes were accepted as written. Paul motioned to accept
Cliff second. All approved

Financial Report: Jenny Owen handed out balance sheet in account is \$15,397.35.

Block Watch: David Moore reported that he was attending block watch patrol. Blockwatch people would have stickers on their cars when patrolling. The training is 50 hours which can be done 1 Saturday a month until all hours are complete. If any night time patrolling is done there has to be 2 people.

Managers Report: Jenny Owen read the managers report. Lisa motioned to accept Cliff 2nd. Vote was called however not approved an amendment to be called to table the painting of the railing until next meeting. Since the storms are causing heavy tree damage requested that the landscapers try and save as many trees as possible instead of just cutting them down. This discussion was tabled until the executive meeting for further discussion.

New Business: Cliff proposed that the areas of the HOA be divided into sectors either by street or areas. Within each sector there would be a person that other homeowners would report concerns, ideas, questions for that sector then that 1 person would come before the board with that sectors issue.

Violations: 1st letter goes out. 2nd letter goes out 30days later if violation has not been cleared. Then 15days after 2nd letter goes out lien is placed on home if homeowner does not contact board or management company to remedy the situation.

Adjournment: Meeting was adjourned at 8:45 pm

Lorraine Crane, Recording Secretary