

NORTH RIM HOMEOWNERS ASSOCIATION

HILITES OF MEETING TO POST
BOARD OF DIRECTORS
APRIL 10, 2007

OPEN TIME FOR RESIDENTS

Sherri Galbreath suggested that impatiens or similar flowers be planted at the entry monument walls. Management advised that, once the walls are painted as part of the upcoming painting program, relandscaping would be done.

Pam Haehn asked when the slope acacia work would begin. Management advised that the work is scheduled to begin on Monday, April 30th, and finish on Friday, May 2nd.

Owners Chuck Hansen and Richard Romero addressed the Board regarding the dog park issue. Mr. Romero provided the Board with a copy of a Memorandum of Law RE: Dog Park Liability, a copy of which will be attached to the original minutes.

MANAGEMENT UPDATE

Management reported the following:

- The same contractor who made similar repairs six years ago will make underwater repairs to three areas in the pool.
- A beehive will be removed from a balcony wall at Unit 142. Once the bees have been removed, Price Maintenance will repair the wall and seal under the balcony to prevent the bees from being able to access the area in the future.
- The entries at Units 261 and 266 will be scheduled for replacement under the existing contract with Price Maintenance.

DOG PARK DECISION

Jackie Landis made a motion to approve the establishment of a leash-free dog park behind Tennis Court #1. Drew Corley seconded the motion. Eric Beveridge then asked Management to announce the results of the owner Opinion Poll. Management announced that 225 owners voted, one abstained, one returned a blank ballot and one marked the ballot indicating no opinion. Of the 225 votes, 144 were in opposition of the dog park and 81 were in favor of the dog park.

Each Board member addressed the issue expressing concerns about odor and noise in a concentrated area, the distraction for tennis players using the favored court, liability exposure, etc. Donald Mayes suggested that a temporary fence be installed to allow a one month trial period. Following thorough discussion of the entire issue, the motion failed on a unanimous vote against the motion.

OTHER BUSINESS

Janitorial Service Contract: Donald Mayes made a motion to accept the proposal for janitorial services submitted by DAPA Services, Inc. to be effective May 1, 2007. The motion, seconded by Jackie Landis, carried.

Clubhouse Second-Floor Decking: Management advised that the proposal submitted by J.V.E.A. Construction last month detailed the amount of wood to be replaced and this scope of work has been confirmed by John Bixby as being all that needs to be done at this time to return the deck to a safe condition. Drew Corley made a motion to accept the proposal option using redwood for the wood replacement. The motion, seconded by Donald Mayes, carried.

Francis Parker School: Jackie Landis reported that baseballs are coming over the fence from Francis Parker School on a daily basis causing damage to vehicles parked on North Rim Court. Discussion of the property damage and the probability of someone being hit by one of these balls resulted in the Board agreeing that Management should contact the school to request that additional netting be added to the fence to catch these balls and that, if the school is not responsive, Management will draft a letter to the school with assistance from Donald Mayes. Management recommended that residents continue to report every incident of a ball flying onto North Rim Court to Cathy Morrison at Francis Parker School (858.569.7900 Ext. 4111) so that those in charge will know how frequently this occurs.

Paint Proposals: Drew Corley reported that he has had discussions with all three contractors, has eliminated Sunset Painting from consideration and has checked the references of Dynamix Painting and Pro-Tech Painting. Mr. Corley reported that site inspections of references provided by both remaining contractors proved to be very beneficial and made a motion that the proposal submitted by Dynamix Painting, which excludes the cost of stucco repairs, be rejected and the revised proposal dated March 20, 2007, which includes the cost of stucco repairs from Pro-Tech Painting, be accepted. The motion, seconded by Jackie Landis, carried by unanimous vote. The Board thanked Drew Corley for the time he spent on this project.

DISCUSSION OF NEW ISSUES

Donald Mayes asked when the solar system to heat the pool would be turned on. Management agreed to check and, if it has not yet been turned on, will have it taken care of.

NEXT MEETING

The next Board meeting will be held at 6:30 P.M. on Tuesday, May 8, 2007, in the Clubhouse at 1200 River Glen Row, San Diego, California.

***** IMPORTANT MESSAGE *****

The painting program will be started within the next 30 days. In order to maximize the benefit of the monies that will be spent, each resident should check his/her deck, balconies and entry and clean the debris (crushed leaves, seed pods, sticks, etc.) from between the walking surface boards. This debris traps moisture which hastens the rotting process and keeps the paint from properly bonding to the wood.