

NORTH RIM HOMEOWNERS ASSOCIATION

HILITES OF MEETING TO POST

BOARD OF DIRECTORS

MAY 8, 2007

OPEN TIME FOR RESIDENTS

Georgeann Deno asked how much notice would be given to the residents regarding the painting program. Management advised that there will be an announcement of the general plan, which will include starting and ending points with a general schedule, and that Pro-Tech Painting Company will provide notices to each building four to seven days in advance to allow residents sufficient time to clear their decks for the power washing of the stucco and wood trim.

Management invited Board members to attend a meeting scheduled with John Bixby and Pro-Tech Painting Company at 9:30 A.M. on Thursday, May 10, 2007, to establish scheduling for the painting program that will start in June.

MANAGEMENT UPDATE

Management advised the Board that Payne Pest Management has agreed to assume the subterranean termite treatment extended warranty program for all units currently covered by the Terminix International warranty at the same price as is being charged by Terminix International. Following discussion of the better level of service provided by Payne Pest Management, Jackie Landis made a motion to accept the Payne Pest Management offer. The motion, seconded by Charlene Gabriel, carried.

Management reported the following:

- Repair of the deck at the security office will begin on May 9th. Drew Corley noted that, once the damaged boards are removed, additional damage is likely to be found and should be added to the contract amount. The Board agreed.
- A bee infestation at Unit 223 will be removed on May 9th.
- J.V.E.A. Construction Co., Inc. will deliver a sample of the stone to be used for the retaining wall between 6616 and 6626 Canyon Rim Row, which Drew Corley volunteered to approve in order to expedite the construction. The Board agreed.

OTHER BUSINESS

Bee Swarm Traps: Following discussion of recent bee activity so far this season, Charlene Gabriel made a motion to accept the proposal submitted by Bee Safe Bee Removal for weekly swarm trap monitoring, a charge for swarm trap exchange and an initial set up fee for the placement of three swarm traps in areas where the most bee activity has been reported with the addition of a fourth swarm trap if recommended by Bee Safe Bee Removal as dictated by the activity locations.

Francis Parker School: Jackie Landis stated that the response from the school saying that the season is almost over and next year's team will not be very good is not only unacceptable but is also offensive. Ms. Landis noted that the field is used all summer, that the balls fly higher than the tree line whether or not the trees are pruned and that the ability of the Francis Parker School team has nothing to do with the abilities of visiting teams and requested that a letter be sent to the superintendent requesting that higher netting be installed over the summer.

Solar Panel Tree Pruning or Removal: Charlene Gabriel made a motion that, because there is a split at the base of the tree shading a portion of the solar panels, the proposal submitted by Western Tree Service for the removal of the tree be accepted. The motion, seconded by Donald Mayes, carried.

Solar System Report: Donald Mayes advised that he does not support replacing the existing solar system at this time noting that removal of the tree shading a portion of the panels and painting the panels a flat black color could very well improve the efficiency of the system. Mr. Mayes also recommended installing valves to regulate the flow of water to and from the panels depending upon the temperature desired.

Bret Brettelle raised the issue of installing a pool heater to allow year-round use of the pool. The Board asked the owner to continue researching this issue and present information regarding the cost to construct an area to house the pool heater, the cost of the heater and its installation and an estimate of the cost of the propane to maintain a temperature of 78°.

DISCUSSION OF NEW ISSUES

The Board agreed that the replanting where the acacias are being removed should be done using drought-tolerant native plant material. Management agreed to contact Sorrento Landscaping to expedite the replanting.

NEXT MEETING

The next Board meeting will be held at 6:30 P.M. on Tuesday, June 12, 2007, in the Clubhouse at 1200 River Glen Row, San Diego, California.

***** IMPORTANT REMINDER *****

Residents should 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.