

NORTH RIM HOMEOWNERS ASSOCIATION

HILITES OF BOARD OF DIRECTORS MEETING TO POST

NOVEMBER 13, 2007

OPEN TIME FOR RESIDENTS

President Eric Beveridge made the following announcements:

- Only two people volunteered to work on the Holiday Party and, considering what a large undertaking the party is, it would be too much for two people who have not been involved in the past to handle by themselves; therefore, there will be no party this year.
- No painting on the units will be done during Thanksgiving week; instead, the painters will be painting the Clubhouse and, from December 10th until January 3rd, only unintrusive painting will be done so residents can enjoy the holiday season and entertain without patio furniture stored in their living rooms.

MANAGEMENT UPDATE

Barbara Orvik advised the Board that, effective January 1, 2008, Civil Code will prohibit the discussion of or decisions for any items that do not appear on the posted Agendas and that items brought to the Board by owners cannot be decided upon until the next regularly scheduled meeting when that item has been placed on the Agenda.

Drew Corley made a motion to approve a Western Tree Service proposal to clear all buildings and chimneys and to remove a dead alder at Unit 245 and a rotting alder at Unit 182. The motion, seconded by Charlene Gabriel, carried.

Barbara Orvik reported that Payne Pest Management will be conducting termite inspections as part of the fumigation extended warranty program and notices will be sent to all owners and residents.

OTHER BUSINESS

Replacement of Remaining Romeo and Juliet Balconies: Management reported that, of the 52 Romeo and Juliet balconies, only 16 remain to be replaced. Jackie Landis made a motion to authorize Drew Corley and Guy Price of Price Maintenance & Construction to modify the existing plans to provide better water run-off from the balconies. The motion, seconded by James Tuck, carried.

Landscape Improvements -- Slopes: The Board expressed appreciation for the amount of time Pamela Haehn, owner, has devoted to the slope replanting project. Since there will no Board meeting in December and to avoid delay in completing the replanting project and following review of the plant list and the plan to proceed, the following motions were made:

Drew Corley made a motion to authorize an amount for the non-chemical removal of roots from the planting area. The motion, seconded by Jackie Landis, carried.

Drew Corley made a motion to authorize a time and materials amount for the installation of a temporary irrigation system, either above or below ground, whichever is least expensive, to last two to five years. The motion, seconded by Charlene Gabriel, carried.

Drew Corley made a motion to authorize an amount for the appropriate amount of redwood mulch. The motion, seconded by Jackie Landis, carried.

Drew Corley made a motion to authorize an amount for five hours of time from Yvette Anderson of California's Own Native Landscape Design, Inc. to spot the planting location for each of the 139 one-gallon native plants selected. The motion, seconded by Charlene Gabriel, carried.

Drew Corley made a motion to authorize an amount for Sorrento Landscape to plant the 139 one-gallon plants at locations to be determined by Yvette Anderson. The motion, seconded by Jackie Landis, carried.

Drew Corley made a motion to pay John Bixby to transport the plant material from the nursery in Escondido to North Rim. The motion, seconded by Charlene Gabriel, carried.

Entry Light Fixtures: Jackie Landis made a motion that, since only a two 13-watt bulb configuration was available for the bronze-tone color fixture, the Efficient Lighting contract to retrofit 320 fixtures with two 5-watt soft white fluorescent bulbs be approved. The motion, seconded by Charlene Gabriel, carried.

Addition of Handrail at 6655: Drew Corley made a motion to authorize Nic Villagomez, general contractor, to construct and install two sections of painted handrail at 6655 Canyon Rim Row with the posts to be set in concrete. The motion, seconded by Jackie Landis, carried.

Website: The Board reviewed the notes of an October 23, 2007, teleconference with the web designer, a copy of which is attached to the original minutes. As the website project progresses, owners will be informed of the status and the features available to them.

DISCUSSION OF NON-AGENDA ITEMS

Drew Corley requested authorization to discuss some of the concerns surfacing with the painting project with select members of the Pro-Tech Painting team and John Bixby. The Board approved.

NEXT MEETING

The next Board meeting will be held at 6:30 P.M. on Tuesday, January 8, 2008, in the Clubhouse at 1200 River Glen Row, San Diego, California.