

NORTH RIM HOMEOWNERS ASSOCIATION

HILITES OF MEETING BOARD OF DIRECTORS

MAY 12, 2009

Directors Present: Eric Beveridge Jackie Landis
Drew Corley James Tuck
Charlene Gabriel

Also Present: Barbara Orvik, Accord Condominium Management Company
Interested Owners (list attached to original minutes)

FINANCIAL ISSUES

Authorization to Record Assessment Liens: Drew Corley made a motion that Assessment Liens be recorded against Assessor's Parcel Numbers 437-660-03-37, 437-660-02-60 and 437-050-21-41 at the expiration of the 30-day grace periods contained in the Intent to Lien Notices sent to the owners if the accounts are not brought current or reasonable payment plans have not been established with Management. The motion, seconded by Charlene Gabriel, carried.

MANAGEMENT UPDATE

Barbara Orvik advised the Board that there is dry rot in the cantilevered joist of the Romeo & Juliet balcony at **Unit 12** and that the dry rot extends into Unit 121; therefore, there will be time and materials expenses for the contract replacement of this balcony. Drew Corley emphasized the importance of Price Maintenance & Construction knowing that the Board approves all necessary repair costs to ensure a complete repair of the problem.

OTHER BUSINESS

Pool Area Grand Opening Celebration: Jackie Landis made a motion that an amount not to exceed \$500 be approved for food and beverages for a Memorial Day weekend celebration of the reopening of the pool area. The motion, seconded by Charlene Gabriel, carried. It was agreed that the function will be held at the pool area on Sunday, May 24, 2009, with food being served by Board members between 1:00 P.M. and 3:00 P.M.

Annual Meeting Refreshments: Charlene Gabriel made a motion that, rather than serving refreshments at the Annual Meeting to encourage the participation of owners, a door prize drawing of one-month's assessment be awarded. The motion, seconded by James Tuck, carried. It was clarified that only owners who are in attendance or who have returned a valid mail-in ballot are eligible to have their unit numbers dropped into the drawing box.

Landscape Improvements: Tabled.

S.D.G.&E. Easement Agreement: Barbara Orvik reported that the Agreement has not yet been received from S.D.G.&E.

GENERAL DISCUSSION

The Board and the owners present discussed several issues as follows:

- The need for everyone to practice water conservation to avoid losing the lawns, especially the S.D.G.&E. easement lawn.
- The gate to the pool area needs to be repaired because of dry rot in several pieces of the wood.

- The brick work around the spa and shower area needs to be restored and the Board agreed to approve the expense via email in the hope that the work can be completed before the Memorial Day pool reopening celebration.
- Barbara Orvik encourages residents to report pet owners who do not bother to clean up after their pets – a unit number and description of the dog is all that is needed.

NEXT MEETINGS

The next Board meeting will be held at 6:30 P.M. on Tuesday, June 9, 2009, in the Clubhouse at 1200 River Glen Row, San Diego, California.

The Annual Meeting of Members will be held at 6:30 P.M. on Tuesday, June 23, 2009, in the Clubhouse at 1200 River Glen Row, San Diego, California.