

emphasized the importance of water conservation by residents and the landscape contractor in order to reduce the need to increase the assessment at some point during this fiscal year.

MANAGEMENT UPDATE

On behalf of the owner of #97, Barbara Orvik requested approval of the concept to allow the owner to install central heating/air conditioning with the condenser unit under the end deck while the unit walls are open as a result of a water leak. The Board agreed that, due to the location of this unit with the end deck at the street, this would be a modification to be given consideration.

Following discussion of the circumstances surrounding a water leak at #97 caused by the faulty installation of a toilet by the former owner's contractor and the difficulty in locating the former owner and/or the contractor, Jackie Landis made a motion to authorize filing a claim against the Association's master insurance policy with the understanding that State Farm Insurance will subrogate against the former owner and/or contractor. The motion, seconded by James Tuck, with three in favor and Drew Corley abstaining due to a possible conflict of interest as a general contractor who might be involved in portions of the restoration work.

Copies of the reconciled bank statements for the Pacific Western Bank Checking and Savings accounts and the Merrill Lynch Reconstruction and Reserves reconciliations for August 2009 were delivered to the President for delivery of one set to the Treasurer.

OTHER BUSINESS

Dead or Weak Tree Removals and Replacements: Jackie Landis made a motion that the \$3,835 Western Tree Care proposal to remove 15 weak or dead trees be approved. The motion, seconded by Drew Corley, carried. The Board unanimously agreed to approve \$750 for Western Tree Care to inventory and map all existing trees and provide recommendations for replacement trees, including fruit trees where appropriate, to be planted before next spring.

Modify Lock System at Tennis Courts: To bring the tennis court area into compliance with UBC, Drew Corley made a motion to approve the \$4,251.90 A-Advanced Locksmiths proposal to change five tennis court area locks to knobs to allow exit from the tennis court area without using a key and to add screening to prevent reaching through fence at the gate area to access the tennis courts without a key. The motion, seconded by Jackie Landis, carried.

Expansion of Solar System: Drew Corley made a motion accept the \$2,046 proposal submitted by SunChaser Inc. to replace three inoperative panels to expand the heating capabilities of the system. The motion, seconded by James Tuck, carried.

Looping Water Lines: Drew Corley reported that the project should be completed within the next two weeks. Jackie Landis made a motion that since, as of September 30, 2009, the Water Line Reserve category contained \$28,634.18 which will be insufficient to complete the water line looping project; therefore, the additional funds required will be taken from the Reconstruction Fund to be repaid at a date in the future if those funds are needed to complete any outstanding reconstruction projects. The motion, seconded by James Tuck, carried on a vote of three in favor with Drew Corley abstaining due to his direct involvement with the project.

Clubhouse Renovation: Drew Corley provided samples of floor tile and discussed in general the renovation plan which will include replacing most of the carpet with tile, replacing the kitchen cabinets and counter tops and refacing the fireplace. As the project evolves, owners will have an opportunity to view the plan and provide input.

NEXT MEETING

The next Board meeting will be held at 6:30 P.M. on Tuesday, November 10, 2009, in the Clubhouse at 1200 River Glen Row, San Diego, California.

The meeting was adjourned to Executive Session at 7:55 P.M. to discuss several delinquent accounts, rules enforcement issues and an owner special request. The meeting was reconvened at 8:45 P.M. to announce that no delinquency actions were approved and the owner's request was approved.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:50 P.M.

Barbara W. Orvik
Recording Secretary