

Villa Monterey Homeowners Association  
Board of Directors Meeting  
March 11, 2009

I. CALL TO ORDER:

A. President Skip Kruszona called the Board meeting to order at 6:00 p.m. at the Association's Clubhouse.

B. Roll Call / Board Members Present:

President - Skip Kruszona  
Vice President – Michael Campbell  
Treasurer – Terri Jackson  
Secretary – John Marsh  
Director – Rose Smutko  
Director – Greg Smutko  
Director – Patty Werdowatz

C. Others Present:

Nadya Klima, Curtis Management Company  
Gloria Newman, Recording Secretary  
Eight Homeowners

II. COMMITTEES:

- A. CC&R's Review Committee – The committee has met 26 times and finished reviewing Articles 9 – 10. A listing of insurance questions will shortly be handed over to the Board members to forward to an insurance attorney and/or the Mahoney Group representative. Currently, the committee is reviewing Article 8, then proceed with Articles 11-15. Also requested from the Board members that a letter be mailed out to all members updating them on the progress of the CC&Rs Review Committee that Chair Bloomberg has drafted. The Board members reviewed the draft and \*MSUC approved to mail it out separately to all members.
- B. Clubhouse Committee – Urbach Roofing found the tiles and repaired the tiles to the clubhouse. Pro-Tech Painting will start April 23-24, 2009 to paint the interior of the clubhouse. Discussed rugs vs. laminates and replacing the kitchen cabinets, microwave, and to get a proposal for an interior decorator.
- C. Landscape Committee – Under Landscape
- D. Parking Patrol Committee – The committee reported that 50 notices were given at the corner of Rimpark Lane and Park Crest Lane, but all the notices were just thrown on the ground.

III. ARCHITECTURAL:

A. Architectural Log – Provided an architectural log, per request for their review.

IV. HOMEOWNERS FORUM:

- A. [ ] Lemonwood Lane – Concerned about the canyon and landslide due to some dirt and ground loss. The Board President already suggested planting some succulents and tree roots.
- B. [ ] Apple Tree Drive – Lives in a “D” unit and has a tile roof and vegetations were growing on the tile and was concern about felt being damaged. Management to contact Maintenance Andy Attwood to look at it and wash off the algae.
- C. [ ] Rim View Way – Inquired that she wanted her patio covers painted. Board Secretary John Marsh to walk the property with the painting vendor Pro-Tech and to find out which patio covers were unsafe.

\*MSUC ~ (Moved, Seconded, and Unanimously Carried)

V. MINUTES:

- A. The Board members \*MSUC approved the February 11 2009 Regular minutes, as amended.

VI. FINANCIALS:

- A. The Board members \*MSUC accepted the financials ending February 28, 2009, subject to independent audit.

VII. DELINQUENCY LIST:

- A. The Board members reviewed the current delinquent analysis and \*MSUC approved to Lien Acct. # [], Acct.# [] and Acct.# [].

VIII. LANDSCAPE:

- A. The Board members reviewed the landscape walkthrough dated February 25, 2009.
- B. Landscape Projects – March 19, 2009 Board Director Rose Smutko, Weststar Landscape, and Jim Taylor, Architect will meet and negotiate on lowering the cost for the renovation project. Also, Board Director Rose Smutko will meet with the San Diego County Water Authority on a 3 to 4% chance on cutbacks. No indications until April. July is when the water authority will implement current information in the newspaper. Board Director Rose Smutko is also researching the grant funding for the canyon. Board President Kruszona and Board Treasurer Jackson volunteered to do a cost analysis on landscaping.
- C. Irrigation Proposal – The Board members \*MSUC tabled to move irrigation heads away from building 10 to reduce overspray until the mulch and bubblers are moved first located at the front of the building.

IX. CORRESPONDENCE:

- A. Violation Logs – The Board members reviewed the February 2009 violation logs.
- B. Commercial Garage Use – The Board members reviewed a correspondence from the CC&R's Review Committee regarding the commercial of a privately owned garage as storage. The Board members \*MSUC approved for Community Mgr. Klima to draft a letter appreciating her inquiry, but to inform her that the association is covered.
- C. [] – The Board members reviewed the correspondence from a guest asking for compensation for damages incurred to his vehicle. The Board members \*MSUC denied his request and for Community Mgr. Klima to reply to his letter.

X. MAINTENANCE:

- A. Work Order Reports - The Board members reviewed the current work order reports.

\*MSUC ~ (Moved, Seconded, and Unanimously Carried)

XI. UNFINISHED BUSINESS

- A. Parking Patrol Service – The Board members reviewed and discussed the proposal from Summit Security and \*MSUC denied the bid due to cost.
  
- B. Western Towing Agreement – The Board members \*MSUC approved to start towing vehicles of residents and guests who violates the parking rules and regulations, but to inform Western Towing not to tow vehicles without Board and/or Parking Patrol Committee’s permission.

XII. NEW BUSINESS:

- A. Rules and Regulations – The Board members \*MSUC tabled.
  
- B. Newsletter Items –
  - 1.) Announcement date on meeting the candidates.
  - 2.) Annual Meeting reminder on April 8, 2009.
  - 3.) A reminder for residents regarding the leash law.
  - 4.) Pool and Jacuzzi hours.

XIII. NEXT MEETING:

- A. The next scheduled Board meeting is the Annual Meeting on Wednesday, April 8, 2009 at 5:30 p.m. in the Association’s Clubhouse.

XIV. ADJOURNMENT:

- A. The Board members \*MSUC adjourned the meeting at 8:31 p.m.

Board Secretary: \_\_\_\_\_

Date: \_\_\_\_\_

\*MSUC ~ (Moved, Seconded, and Unanimously Carried)