

WESTPARK LAS PALMAS HOMEOWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MARCH 20, 2006

The Regular Meeting of the Board of Directors of the Westpark Las Palmas Homeowners Association was held on Monday, March 20, 2006 at 45 Alcoba, Irvine, CA. The meeting was called to order at 6:30 p.m. by the President, Frank Battaile.

CALL TO  
ORDER

Directors Present:	Julie Arden Frank Battaile
Directors Absent:	Behdad Baseghi
Representing Cardinal:	Farrah Esquer Amber Korody
Others Present:	Bruce Arita, PAO Peggy Brown Steve Brown Lucilla Duffy Jason Fischer Michael Fuscaldo Eleanor Luzano Frank Marchese Judith Rodriguez Romero Rodriguez

Mr. Battaile announced that prior to this Meeting an Executive Session had been held to discuss legal matters and homeowner issues.

EXECUTIVE  
SESSION

Bruce Arita presented his recommendations from the inspections that were conducted throughout the Association. Mr. Arita advised a disclosure statement would be necessary regarding the defect litigation, so any potential owners would be advised of the Association's stance about the matter. Cardinal was directed to determine the availability of the Irvine Ranch Water District or the Rancho Senior Center so PAO would be able to give a full presentation to the membership.

PAO  
PRESENTATION

The Homeowner Forum was opened by the President, Frank Battaile.

H/O FORUM

A discussion was held regarding the proposed Parking Rules and Regulations. The Board directed Cardinal forward the proposed Parking Rules and Regulations to patrol companies for proposals for patrol service to include the decal program and three daily patrols of the Association.

The owner of 146 Almador was present and requested Cardinal to send them an architectural application.

The owner of 38 Agostino was present to request the owner of 42 Agostino be contacted to have a termite inspection done as their unit had termites and they wanted to ensure the neighbor's unit was also treated. Cardinal was directed to contact the owner of 42 Agostino requesting they submit a termite inspection report for their unit.

Frank Marchese presented the monthly lighting report. On Motion duly made, seconded, and unanimously carried the Board approved ordering three extra light poles and two extra light fixtures from Sundown Lighting. Cardinal was directed to inform the vendor of the Board's decision and also forward the key for the storage shed in the small pool along with the main key to the small pool to Sundown Lighting.

On Motion duly made, seconded and unanimously carried, the Board approved the Minutes from the February 27, 2006 Regular Meeting, as written.

On Motion duly made, seconded and unanimously carried, the Board accepted the February 2006 Financial Statement.

On Motion duly made, seconded and unanimously carried the Board approved the proposal from Carasso Construction to replace the sliding glass door at 35 Almador, at a cost not to exceed \$3,250.00. Cardinal was directed to inform the vendor and the owner of the Board's decision.

The Board reviewed the Architectural Disclosure from Hickey & Petchul. On Motion duly made, seconded, and unanimously carried, the Board authorized Hickey & Petchul to draft the appropriate Architectural Disclosure for the Association. Cardinal was directed to inform Hickey & Petchul of the Board's decision.

The Board reviewed the proposal from All Cities for sidewalk repairs at 112 Almador. On Motion duly made, seconded, and unanimously carried, the Board approved the proposal for sidewalk repairs, at a total cost of \$1,125.00. Cardinal was directed to inform the vendor and the owner of the Board's decision.

The Board reviewed the correspondence from Hickey & Petchul regarding speed bumps and parking permits. Cardinal was directed to obtain proposals from paving companies for the installation of speed bumps throughout the Association and request their opinion on size and location and assistance with obtaining approval from the Irvine Fire Department.

On Motion duly made, seconded, and unanimously carried the Board approved the draft Satellite Dish Notification requirements to be sent with the next mailing for adoption at the following Meeting. Cardinal was directed to send the proposed notification form with the next mailing.

LIGHTING  
REPORT

APPROVAL OF  
MINUTES

FINANCIAL  
REVIEW

SLIDING DOOR  
REPAIR – 35  
ALMADOR

ARC  
DISCLOSURE

SIDEWALK  
REPAIRS – 112  
ALMADOR

SPEED BUMPS/  
PARKING  
PERMITS –  
LEGAL  
OPINION

SATELLITE  
GUIDELINES

<p>The Board reviewed the correspondence from the owner of 174 Agostino. On Motion duly made, seconded, and unanimously carried the Board waived the \$10.00 late fee. Cardinal was directed to inform the owner of the Board's decision.</p>	174 AGOSITNO
<p>The Board reviewed the correspondence from the owner of 146 Almador notifying the Board of their visitor's vehicle being parked in guest parking for an extended period of time. Cardinal was directed to send a letter thanking them for the notification.</p>	146 ALMADOR
<p>The Board reviewed the correspondence from the legal counsel for the owner of 102 Agostino. Cardinal was directed to inform the owner the violation was reported to Cardinal by a Board member and approximately sixty other letters were sent from the inspection. Cardinal was also requested to include Section 2.10 of the CC&amp;R's in the letter and to thank the owner for their compliance. A copy of the letter was also to be forwarded to the owner's legal counsel.</p>	102 AGOSTINO – LEGAL RESPONSE
<p>The Board reviewed the correspondence from Westpark Maintenance District regarding the removal of several ficus trees. Cardinal was directed to request which trees within the Westpark Las Palmas Homeowners Association would be affected.</p>	WESTPARK MAINT. DISTRICT
<p>The Board reviewed the correspondence from Behdad Baseghi. No action was taken.</p>	CORRES FROM MR. BASEGHI
<p>On Motion duly made, seconded, and unanimously carried the Board approved the proposal for roof repairs from ARC for 160 Almador, at a total cost of \$2,750.00. The cost was to be charged to the CDL reserve account. Cardinal was directed to inform the vendor and the owner of the Board's decision.</p>	160 ALMADOR- ROOF REPAIR
<p>On Motion duly made, seconded, and unanimously carried the Board approved the proposal for roof repairs from ARC for 72 Almador, at a total cost of \$2,250.00. The cost was to be charged to the CDL reserve account. Cardinal was directed to inform the vendor and the owner of the Board's decision.</p>	72 ALMADOR- ROOF REPAIR
<p>The Board reviewed Bid #0405 from Dan's Landscape for recommended annual services. On Motion duly made, seconded, and unanimously carried the Board approved the proposal conditional to the approval from John Terpening, at a total cost of \$2,301.00. Cardinal was directed to forward the proposal to John Terpening for review and approval, and after response notify the vendor of the Board's decision.</p>	LANDSCAPE PROPOSAL
<p>The Board reviewed the correspondence from Servpro of Irvine regarding additional repairs of the black tar paper in the wall that was needed at 178 Almador. Cardinal was directed to forward the information and pictures to PAO for review and recommendations.</p>	178 ALMADOR WATER INTRUSION REPAIRS

The Board reviewed the correspondence from Servpro of Tustin regarding mold testing at 124 Agostino. On Motion duly made, seconded and unanimously carried, the Board approved the mold testing, at a cost not to exceed \$785.00. Cardinal was directed to notify the vendor and owner of the Board's decision. On Motion duly made, seconded and unanimously carried, the Board approved Cardinal to authorize the ceiling repairs at a cost not to exceed \$1,000.00.

124 AGOSTINO  
MOLD  
TESTING

The Board reviewed and discussed the correspondence from the owner of 4 Alcoba regarding the repairs that were not completed at his residence. Cardinal was directed to inform All Cities the line items that were the Association's responsibility need to be completed. The Board also directed Cardinal to inform the owner they would need to contact All Cities directly to request they complete the line items that were homeowner responsibility.

4 ALCOBA –  
WATER  
INTRUSION  
REPAIRS

The Board reviewed the proposal from Servpro of Irvine for the interior water intrusion repairs at 134 Almador. On Motion duly made, seconded, and unanimously carried, the Board approved the proposal excluding the flooring in the living room and dining room, at a cost not to exceed \$5,047.68. The cost was to be charged to the CDL reserve account. Cardinal was directed to inform the vendor of the Board's decision. Cardinal was also directed to notify the owner they may contact the vendor to have them install the flooring in the living room and dining room to match at their own cost.

134 ALMADOR  
WATER  
INTRUSION  
REPAIRS

Cardinal was requested to follow up on the proposal request to have the garage door at 164 Agostino repaired. The Board indicated they would reimburse the owner if the garage door could be repaired at a lesser cost than replacement of the garage door.

164 AGOSTINO  
GARAGE  
DOOR

The Board discussed the pool maintenance company. Cardinal was requested to obtain proposals for pool maintenance.

POOL  
MAINT.

Cardinal was directed to include the following items on the April Meeting Agenda: audit & tax, nomination of Inspectors of Elections and Annual Meeting date.

AGENDA  
ITEMS

Cardinal was directed to send a violation letter to the owner of 66 Agostino for placing birdseed on the stucco patio wall, as it attracts rats.

66 AGOSTINO

There being no further business, the Regular Meeting was adjourned at 8:25pm.

ADJOURN

Submitted by: Amber Korody, Assistant Account Manager

ATTEST

\_\_\_\_\_  
Frank Battaile, President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

I, Julie Arden, appointed Secretary of the Westpark Las Palmas Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Regular Meeting of the Board Directors of the Westpark Las Palmas Homeowners Association held on March 20, 2006, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Julie Arden, Secretary

\_\_\_\_\_  
Date

ATTEST

SECRETARY  
CERTIF.