

WESTPARK LAS PALMAS HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 19, 2006

The Regular Meeting of the Board of Directors of the Westpark Las Palmas Homeowners Association was held on Monday, June 19, 2006 at the main pool area. 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: Michael Fuscaldo

Representing Cardinal: Farrah Esquer
Amber Korody

Others Present: Mary Codispoti, Servpro of Irvine
Lucilla Duffy
Debbie Edwards
Barbara Haapanen
Frank Meinhold
Thelma Meinhold

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

H/O FORUM

The owner and residents of 104 Almador were present to inquire about the noise violations they had received. The Board advised those present that there were several complaints on various occasions. The residents advised the Board that they were going to try to contact their neighbors to clarify and nullify the problem. Frank Battaile volunteered to speak with the owner of 106 Almador regarding the complaints.

104
ALMADOR

The owner of 194 Almador was present to request additional information regarding vendors parking in front of their garage as they had received a violation letter for a vehicle being parked in front of their garage. The owner also advised that the date that the violation letter was sent, they were out of the country. Cardinal was directed to be more specific in the violation letters, such as including the vehicle information.

194
ALMADOR

On Motion duly made, seconded and unanimously carried, the Board approved the Minutes from the May 15, 2006 Regular Meeting, as written.

APPROVAL OF
MINUTES

The Board tabled the May 2006 Financial Statement until the next Board Meeting.

FINANCIAL
REVIEW

The Board reviewed the legal opinion from Hickey & Petchul regarding the proposed contract with PAO. No action was necessary.

PAO
CONTRACT

The Board reviewed the election materials provided by Hickey & Petchul. On Motion duly made, seconded, and unanimously carried, the Board adopted the Election Rules and Regulations provided by Hickey & Petchul. Cardinal was directed to send the Election Rules and Regulations to the membership.

ELECTION
MATERIALS

134

Mary Codispoti from Servpro of Irvine was present to discuss the repairs to the flooring at 134 Almador. The Board thanked Ms. Codispoti for her input and advised that they would need to review the proposal in detail and a decision would be made at a later date. Cardinal was directed to make copies of the proposal and forward them to the Board for review.

ALMADOR

The Board reviewed the special assessment materials provided by Hickey & Petchul. On Motion duly made, seconded, and unanimously carried, the Board approved the balloting materials to be sent to the membership. Cardinal was directed to contact Accurate Voting Services regarding mailing services. The Directors also directed Cardinal to request a proxy be made from Hickey & Petchul. A Motion duly made, seconded, and unanimously carried, the Board appointed Debbie Edwards as inspector of elections for the special assessment.

SPECIAL
ASSESSMENT

On Motion duly made, seconded, and unanimously carried, the Board approved changing the July Meeting date to July 24, 2006 at 6:30 p.m. Cardinal was directed to advise the membership of the change.

MTG DATE
CHANGE

The Board reviewed the maintenance matrix provided by Hickey & Petchul. The Board directed Cardinal to request that Hickey & Petchul verify the items on the previous maintenance matrix and incorporate the items with the new matrix. In addition, request clarification on the following items: screening walls, soffits, termite treatment/repairs, doors (to include the breakdown of each type of door and responsibility for each), and removal of windbreaks and block hedges.

MAINT
MATRIX

On Motion duly made, seconded, and unanimously carried, the Board authorized Hickey & Petchul to prepare an architectural disclosure for the Association.

ARCH
DISCLOSURE

The Board reviewed the proposals to repair the concrete in front of 112 Almador. On Motion duly made, seconded, and unanimously carried, the Board approved Option 1 of the proposal provided by Gilb Enterprise, at a total cost of \$190.00. Cardinal was directed to inform the vendors of the Board's decision.

112
ALMADOR
CONCRETE
REPAIRS

The Board reviewed the proposal submitted by All Star Paving Company to install speed bumps throughout the Association. Cardinal was directed to request information from the vendor regarding adding a speed bump on Almador. The Board also directed Cardinal to send a notice to the membership regarding a discussion being held at the July Board Meeting regarding the installation of speed bumps throughout the Association.

SPEED
BUMPS

Cardinal was directed to follow up with the vendors regarding the proposals for water intrusion repairs at 120 and 142 Almador.

120 & 142
ALMADOR

79 AGOSTINO

The Board reviewed the proposal from DM Construction for the termite damage repairs at 79 Agostino. Cardinal was requested to follow up with Gilb Enterprise regarding the proposal request and once the proposal received, forward via email to the Board for review.

TERMITE
 REPAIRS

The Board reviewed the proposal for the termite damage repairs at 166 Almador from DM Construction. Cardinal was directed to forward the proposal to the owner, as the repairs were the owner's responsibility.

166 ALMADOR
 TERMITE
 REPAIRS

The Board reviewed the proposals for the termite damage repairs at 108 Agostino. On Motion duly made, seconded, and unanimously carried, the Board approved the proposal from DM Construction for the termite damage repairs at 108 Agostino, at a total cost of \$695.00. Cardinal was directed to inform the vendors of the Board's decision.

108 AGOSTINO
 TERMITE
 REPAIRS

The Board reviewed the proposed changes to the Parking Rules and Regulations provided by Nordic Security. On Motion duly made, seconded, and unanimously carried, the Board adopted the Parking Rules and Regulations as previously stated with none of the proposed changes from Nordic Security. Cardinal was directed to send the adopted rules to the membership.

PARKING
 RULES

The Board reviewed the proposal from Nordic Security to initiate the parking decal program. On Motion duly made, seconded, and unanimously carried, the Board approved the proposal from Nordic Security to provide extended services regarding the parking decal program, at a total cost of \$284.00 annually. Cardinal was directed to inform the vendor of the Board's decision. Cardinal was also directed to forward the parking registration form from Nordic Security and a set of instructions on obtaining parking decals to the owners with the Parking Rules and Regulations.

PARKING
 DECAL
 PROGRAM

The Board reviewed the correspondence from ARC regarding the roof repairs at 20 Almador. Cardinal was directed to inform ARC that all roof repairs for the Association were on hold until the roof tune-ups were to be completed, and request that ARC submit a proposal with the specifications that would be provided by PAO.

ARC
 CORRES

The Board reviewed the correspondence from Proserv Plumbing regarding re-routing the pipe at 38 Agostino. Amber Korody advised the Board that Proserv had reported the repairs had been completed. The Board was to review the repairs at the residence.

38 AGOSTINO
 PLUMBING
 REPAIRS

The Board reviewed the D&O insurance renewal certificate. On Motion duly made, seconded, and unanimously carried, the Board approved the renewal of the D&O insurance. Cardinal was directed to change the description in the financial statements and the descriptions of the checks to show which payment is for each insurance policy.

D & O
 INSURANCE

<p>The Board reviewed the correspondence from the owner of 35 Almador. Cardinal was directed to inform the owner that no action was taken.</p>	ALMADOR 160
<p>The Board reviewed the correspondence from the owner of 160 Agostino. Cardinal was directed to inform the owner that no action was taken.</p>	ALMADOR 118
<p>The Board reviewed the correspondence from the owner of 118 Almador. Cardinal was directed to inform the owner that no action was taken.</p>	ALMADOR 80
<p>The Board reviewed the correspondence from the owner of 80 Agostino. Cardinal was directed to inform the owner that no action was taken.</p>	AGOSTINO 164
<p>The Board reviewed the correspondence from the owner of 164 Almador. Cardinal was directed to schedule a Hearing for the owner of 168 Almador for the Christmas tree in their rear yard. Cardinal was also directed to contact the Irvine Fire Department and advise them of the fire hazard at 168 Almador. The Board further directed Cardinal to send a response letter to the owner of 164 Almador advising them of the Board's actions.</p>	ALMADOR 138
<p>The Board reviewed the correspondence from the owner of 138 Almador regarding the violation of plant material on the exterior stucco of their residence. The Board directed Cardinal to schedule a Hearing for the owner to discuss the violation and to schedule a Hearing each month until the violation was corrected.</p>	ALMADOR 84
<p>The Board reviewed the correspondence from the owner of 84 Agostino regarding the repairs at their residence. Cardinal was directed to request information from Servpro regarding if the replacement of their carpet was necessary. Cardinal was also requested to verify the violation at 82 Agostino regarding their rear yard plant material.</p>	AGOSTINO 49
<p>The Board reviewed the correspondence from the owner of 49 Almador regarding the repair to their slider door. Julie Arden volunteered to research the item and report at the next Board Meeting. Cardinal was directed to inform the owner that further discussion regarding the matter would be held at the next Board Meeting.</p>	ALMADOR 166
<p>The Board reviewed the correspondence from the owner of 166 Almador regarding the stucco damage from the removal of a satellite dish at their residence. Cardinal was directed to inform the owner as they had taken maintenance responsibility from the previous owners of the property they were responsible to repair any damage the previous owners had done to the exterior of the stucco, such as an unapproved satellite dish. Frank Battaile and Julie Arden were to inspect the stucco and report at the next Board Meeting.</p>	ALMADOR 124
<p>The Board reviewed the correspondence from the owner of 124 Almador regarding the noise complaint at 172 Almador. Cardinal was directed to advise the owner that a</p>	ALMADOR

violation letter had been sent and that if the noise disturbances continued to contact Cardinal.

The Board reviewed the Delegation of Use of Common Area and Facilities Form provided by Cardinal. On Motion duly made, seconded, and unanimously carried, the Board approved sending the form to all off-site owners requesting they complete and return to Cardinal to keep the records updated. Cardinal was directed to send the Delegation of Use of Common Area and Facilities Form to all off-site owners.

The Board reviewed the legal opinion provided by Hickey & Petchul regarding the reversal of the fines at 138 Agostino. On Motion duly made, seconded, and unanimously carried, the Board approved the reversal of the fines against the owner's assessment account, at a total amount of \$412.60. Cardinal was directed to inform the owner of the Board's decision.

The Board reviewed the correspondence from the owner of 166 Almador regarding the water damage on the front door caused by irrigation. Cardinal was directed to inform the owner that the item would be reviewed further and discussed at the next Board Meeting.

The Board reviewed the proposal from Clean Air Consulting for mold clearance testing at 178 Almador. On Motion, duly made, seconded, and unanimously carried, the Board approved the proposal for clearance testing at 178 Almador, at a total cost of \$1,100.00. Cardinal was directed to inform the owner and the vendor of the Board's decision.

On Motion duly made, seconded, and unanimously carried, the Board approved the Action without a Meeting to relieve Frank Marchese from his duties on the Parking Committee.

The Board reviewed the architectural application from the owner of 98 Almador to replace their patio door. On Motion duly made, seconded, and unanimously carried, the Board approved the architectural application to install new patio doors. Cardinal was directed to obtain the specifications for the repair that was necessary under the patio door from PAO. Cardinal was authorized to authorize up to \$1,000.00 to DM Construction to complete the necessary repairs with the specifications from PAO. The Board directed Cardinal to advise the owner of the Board's decision.

The Board reviewed the proposals provided by Dan's Landscape. Cardinal was directed to forward the proposals to John Terpening and Michael Fuscaldo for their review and recommendations. Further discussion was tabled until Mr. Terpening's report on the proposals.

OFFSITE
OWNERS

LEGAL
OPINION
138
AGOSTINO

166
ALMADOR

178
ALMADOR

ACTION
W/OUT
MEETING

ARCH APPL -
98 ALMADOR

LANDSCAPE
PROPOSALS

ADJOURN

There being no further business, the Regular Meeting was adjourned at 8:02 pm.

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 June 19, 2006, as approved by the Board Members in attendance of the Meeting.

Julie Arden, Secretary

Date

ATTEST

SECRETARY
CERTIF.