

WESTPARK LAS PALMAS HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 19, 2005

The Regular Meeting of the Board of Directors of the Westpark Las Palmas Homeowners Association was held on Monday, September 19, 2005 at the Rancho Senior Center. The Meeting was called to order at 6:30 p.m. by the President, Frank Battaile.

CALL TO
ORDER

Directors Present: Julie Arden
Behdad Baseghi
Frank Battaile

Directors Absent: None

Representing Cardinal: Marc Castro

Others Present: Farhad Amiri
Lianne Blach
William Eric Gleason
Eleanor Lazano
Frank Marchese
Bill Mcilviane
Terri Thomas

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

HOMEOWNER
FORUM

The owner of 72 Agostino was present to inquire about the garage door replacements. The Board advised the homeowner that it would take the approval of two-thirds of the membership and a meeting with the contractor was to be held on Saturday, October 8, 2005 at 10:00 a.m.

72
AGOSTINO

The owner of 76 Almador was present to report that their common area yard was dry. Cardinal was requested to contact Dan's Landscape as the work had previously been approved. The owner also reported the red curb needed to be painted. No Board action was taken.

76
ALMADOR

Following review of the June 14, 2005 proposal from Protec Building Services, Inc. to replace the front door at 24 Agostino at a total cost of \$1,836.00, the Board determined that the replacement of the front door was the homeowner's responsibility. Cardinal was requested to advise the homeowner and Protec Building Services, Inc. of the Board's decision. Cardinal was requested to secure the color code from Action Painting. Cardinal was requested to obtain a proposal from ServPro for mold remediation.

24
AGOSTINO

Following review of the September 8, 2005 proposal from Carasso Construction Services, Inc. to replace the door at 44 Agostino, at a total cost of \$990.00, the Board determined this was a homeowner responsibility. Cardinal was requested to advise the homeowner and Carasso Construction Services, Inc. of the Board's decision.

44
AGOSTINO

<p>The Board reviewed the July 27, 2005 proposal from Carasso Construction Services, Inc. in the amount of \$1,026.00 for interior repairs at 98 Agostino. Cardinal was requested to secure two additional proposals.</p>	<p>98 AGOSTINO</p>
<p>Following review and discussion, Cardinal was requested to inquire of the owner of 124 Agostino the age of the carpet and include copies of the previously secured proposals in the October packet.</p>	<p>124 AGOSTINO</p>
<p>Cardinal was requested to include in the October packet the proposals for mold remediation for 130 Agostino that were in the August packet.</p>	<p>130 AGOSTINO</p>
<p>The Board reviewed the August 23, 2005 proposal from Carasso Construction Services, Inc. in the amount of \$1,125.00 for interior repairs at 138 Agostino. Cardinal was requested to secure two additional proposals.</p>	<p>138 AGOSTINO</p>
<p>Following discussion of 3 Alcobra, Cardinal was requested to follow up with American Roof Consultants for the exterior repairs.</p>	<p>3 ALCOBA</p>
<p>Following review of the proposals for 26 Alcobra, Cardinal was directed to research the history of this problem and determine what work was done in 2004 and 2005. Cardinal was further requested to inquire of the homeowner what work was still outstanding.</p>	<p>26 ALCOBA</p>
<p>Following review of the proposal from Carasso Construction for 35 Almador, Cardinal was requested to follow up with Gilb Enterprise, Inc. and Millennium Builders, Inc. for proposals.</p>	<p>35 ALMADOR</p>
<p>Following review of the proposal from Carasso Construction Services, Inc., Cardinal was requested to secure two additional proposals and determine who was responsible for the sliding glass door.</p>	<p>38 ALMADOR</p>
<p>Following review of the proposal from Carasso Construction Services, Inc. for the slider door at 49 Almador, Cardinal was requested to determine who was responsible for the sliding glass door, and to secure two additional proposals.</p>	<p>49 ALMADOR</p>
<p>Following review of the June 6, 2005 proposal from Carasso Construction Services, Inc. for the water intrusion repairs at 112 Almador, Cardinal was requested to secure additional proposals excluding the front door, and a revised proposal from All Cities Property Maintenance, Inc.</p>	<p>112 ALMADOR</p>
<p>Following review of the August 11, 2005 proposal from Carasso Construction Services, Inc. for the leak detection at 122 Almador, Cardinal was requested to determine who recommended leak detection and why it was necessary.</p>	<p>122 ALMADOR</p>

On Motion duly made, seconded and unanimously carried, the Board approved the June 24, 2005 proposal from Carasso Construction Services, Inc. to complete the interior repairs at 146 Almador at a total cost of \$988.00. Cardinal was requested to notify the homeowner and Carasso Construction Services, Inc.

146
ALMADOR

Following review of the Sundown Lighting and Electrical proposal of August 16, 2005 to remove and replace the light poles, Cardinal was directed to have Sundown Lighting and Electrical mark the locations of the lights on a map and inspect the lights near 72 Agostino.

SUNDOWN
LIGHTING AND
ELECTRICAL

The Board reviewed the letter from Fiore, Racobs & Powers regarding the transfer of files. Cardinal was requested to confirm the files listed in the Fiore, Racobs & Powers letter of August 25, 2005 had been received.

FIORE, RACOBS
& POWERS

The Board reviewed the letter from Fiore, Racobs & Powers regarding the renewal of their retainer service. A Motion was made, seconded and unanimously carried to not review the legal retainer with Fiore, Racobs & Powers. Cardinal was requested to advise Fiore, Racobs & Powers of the Board's decision.

LEGAL
RETAINER

The Board reviewed the letter from Hickey & Petchul regarding the executed fee agreement. Cardinal was requested to note the change of legal counsel.

HICKEY &
PETCHUL

The Board noted that 50 Alcobra had recently been sold. Cardinal was requested to ensure that the outstanding balance, including any additional fines had been paid through escrow.

50
ALCOBA

The Board reviewed and discussed the proposal from Servpro of Irvine for 140 Agostino. Cardinal was requested to determine the source of the water, as if it came from a hanging plant it would be the homeowner's responsibility.

140
AGOSTINO

The Board reviewed and discussed the proposal from Servpro of Irvine for 73 Agostino. Cardinal was requested to determine if the mold remediation at 73 Agostino had previously been approved.

73
AGOSTINO

The Board discussed The Board's duty to enforce the CC&R's. Discussion was tabled to the October Board Meeting.

DUTY TO
ENFORCE
CC&R'S

The Board discussed the bankruptcy court matter for 34 Agostino. No action was taken.

34
AGOSTINO

<p>On Motion duly made, seconded and unanimously carried, the July 18, 2005 Minutes were approved as corrected. Behdad Baseghi was opposed.</p>	APPROVAL OF MINUTES
<p>The Board tabled the Minutes of the July 25, 2005 Special Meeting to the October Board Meeting.</p>	
<p>A Motion was duly made, seconded and unanimously carried to approve the June 24, 2005 Action without a Meeting regarding 44 Agostino.</p>	
<p>A Motion was duly made, seconded and unanimously carried to approve the June 24, 2005 Action without a Meeting regarding 1 Almador.</p>	
<p>A Motion was duly made, seconded and unanimously carried to approve the July 7, 2005 Action without a Meeting regarding the Run Database.</p>	
<p>Following review and discussion, a Motion was duly made, seconded and carried to accept the following Financial Statements:</p> <ul style="list-style-type: none">April 2005, prepared by Action Property ManagementApril 2005, prepared by Cardinal Property ManagementMay 2005, prepared by Cardinal Property ManagementJune 2005, prepared by Cardinal Property ManagementJuly 2005, prepared by Cardinal Property ManagementAugust 2005, prepared by Cardinal Property Management	FINANCIAL REVIEW
<p>A Motion was duly made, seconded and carried to approve the Reserve Study. Behdad Baseghi was opposed. Cardinal was requested to distribute the Reserve Study to the membership.</p>	RESERVE STUDY
<p>Following review and discussion, the Board established a Safety Committee and appointed the owner of 34 Agostino to the Committee. Cardinal was requested to advise Nordic Security that the owner of 34 Agostino was now the primary contact.</p>	PATROL / PARKING COMMITTEE
<p>Following review and discussion, the patrol proposals from Phoenix Patrol and Dennis Protective Agency were tabled. Cardinal was requested to advise both companies.</p>	PATROL PROPOSALS
<p>The Board discussed the correspondence from the owner of 180 Almador. No action was taken.</p>	180 ALMADOR PATROL REPORTS
<p>The Board reviewed the patrol reports. No action was taken.</p>	
<p>The correspondence to and from Dan's Landscape regarding tree trimming was noted to have been reviewed at the prior meeting.</p>	LANDSCAPE

Following review and discussion, a Motion was duly made, seconded and unanimously carried to approve the following proposals from Dan's Landscape:
88 Agostino – Installation of plant material
138/140 Almador – Tree removal
144 Almador – Tree removal and installation of plant material
The trimming of the coral trees
76 Almador – Installation of plant material
Cardinal was requested to notify Dan's Landscape of the Board's decision.

LANDSCAPE
PROPOSALS

On Motion duly made, seconded and unanimously carried, the Board established a Construction Committee and appointed the owner of 34 Agostino.

CONSTRUCTION
COMMITTEE

The Board discussed the website. Julie Arden requested that Cardinal provide her with the telephone number for CAPS, the website hosting firm.

CAPS

There being no further business, the Regular Meeting was adjourned at 8:30 p.m.

ADJOURN

Submitted by: Maria Grant, Administrative Assistant

ATTEST

ATTEST

Frank Battaile, President

Date

SECRETARY CERTIFICATION

SECRETARY
CERTIF.

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 September 19, 2005, as approved by the Board Members in attendance of the Meeting.

Julie Arden, Secretary

Date