

Board of Directors Meeting 02-10-09

Attendees: Dean, Jeff, Sharon, Jane, Taz, Joe, Marva, Trent

Guests: Mat and Jonathan

Guest Items**Jonathan – 6982 Miro Ct.**

Jonathan and Mari work out of home and have concerns about the noise from the tree carving because it is interfering with their work. Their work involves interviews including live radio material and the noise makes it impossible to work. They spoke to Evaldo Valdez with NBA who told them that the tree project will take 10 years to complete and that they should 'sacrifice' for the good of the art. The artist has stated he cannot work to a schedule. Letters and phone calls to other NBA members have produced no help. J and M would like to avoid invoking the county noise ordinance and getting the county officially involved. They asked that the HOA write a letter to the NBA but instead, initially Dean will talk to Biff to see what he knows about this (other board members will also mention this to any NBA officers/members). Jonathan has suggested a quieter chain saw to Evaldo and would donate electricity if needed. Further discussion revealed that the artist has destroyed several of our sprinkler heads by driving over them.

Mat – 6871 Totara

Mat is in the solar energy business. He presented a request to add solar hot water panels to his house on Totara. The request was unanimously approved. Mat passed around some solar information and has offered to give tours of his work.

Board Items

December 9, 2008, (previous meeting) minutes read and approved.

Financial

Dues are in good shape.

One resident is broke, but not behind at this time, and has asked for alternative payment schedule. If they do indeed get behind, Sharon and the board will find ways to work with them on this.

A suggestion of working on projects in lieu of payment was raised. Dean will query our lawyer on liability and risk of such an approach. CPW also needs to consider how we should structure such an approach.

There is only one house for sale at this time (7529 Nikau). It is listed at \$279,000.

Overall financial picture is good.

Planning on transferring \$5500 to reserve.

First pass at a budget was presented. It was suggested that we spend only what is critical to safety in these tough times. We will prioritize needs at the next meeting of the Board.

Security

There was an incident last Sunday. Sheriff's deputy advise Sharon to pass along to all the need to be vigilant, lock cars, and lock doors. Suspicious activity should be reported immediately.

Maintenance

CoCal is on the job.

Sharon asks that we greet the folks and inform her of any problems.

Old Business

Water

No responses from the other neighborhoods on the water issues.

Joe and Taz will use Taz's GPS to locate the other drill sites in South Park. Joe will see if any information can be found about these old drill sites and their status.

We could ask a water lawyer what it would take to use these old holes or to drill new ones for another 'drain' like the ones we currently use.

Road and Sidewalk Maintenance

One homeowner has complained about sidewalk maintenance and road maintenance (she is not the first).

Taz will create a petition to the County to get the roads fixed. That way, we would be on record with the County. She will also create a map that will identify and emphasize sidewalk tripping and falling hazards.

Playground Border

We need to address this because the plastic has deteriorated and needs to be replaced.

Joe will look at the Federal specs for playgrounds to see what options we have.