

Present:

- **Board Members:** Derrick Taylor, Marita Rodriguez, Teresa Tuschhoff, John Fleming
- **Property Manager:** Ricardo Lases, Weststar Management
- **Homeowners:** Janet Cox

1. Call to Order – 8:18 p.m.**2. Homeowners Forum**

- a. **Landscape Committee:** Discussion on moving forward with Landscape Committee. Need to determine if current bylaws sanction this committee with any specific responsibilities and/or authorization. Add Landscape committee to January meeting agenda.

**Authorize creation of landscape committee, with Janet Cox as chairperson, pending review of bylaws .
Motion to authorize by Derrick, second by Marita.**

3. Approval of Previous Minutes: Motion to approve by Derrick, second by Marita**4. Review of Current Financials:** Motion to approve by Derrick, second by Marita**5. Unfinished Business:**

- a. **Ratification of Landscape Contract:** board gave final approval to contract with CoCal for 2012-2013. Ricardo to provide Janet Cox and John Fleming a copy of the final contract. Ricardo is meeting with CoCal on November 13, 2012 and will request a formal breakdown of what work will be performed by month to provide to the landscape committee so that the community will be able to better monitor the performance of the landscape contractor.

Motion to approve by Derrick, second by Marita.

- b. **Interior Damage/Vents –** Board approved bid to repair interior damages in units resulting from vent leaks. Concern about possible mold in units and remediation not included in authorized expenditure. **Motion to authorize repairs and approve \$1500 mold remediation allowance by Derrick, second by Marita.**

6. New Business:

- a. **Tree Pruning –** Board reviewed bids, determined need to find out what will be included in CoCal services and what needs to be done over and above those. Ricardo will include this topic in his discussion on Nov 13 and will email the board after. Further action will take place via email.
- b. **Tax Prep/Audit –** Board approve proposal to complete 2012 tax preparation and audit. **Motion to approve by Derrick, second by Marita.**

c. Board Terms:

- i. Board accepted Tracy Dixon's resignation due to scheduling conflicts.

- ii. Nominated John Fleming to 3-year term as Board Member-at-Large.
- iii. Derrick Taylor will now serve as Board Secretary
- iv. Teresa Tuschhoff accepted 2-year term, will now serve as Board President
- v. **Motion to approve by Derrick, second by Marita.**

- d. **Premier Landscaping Payment:** discussion on withholding final payment due to non-performance of contract. Board agreed to make payment for sprinkler repairs and to wait until further contact from Premier to discuss release any future payments.

- 7. **Adjourn:** 9:05 p.m.