



PARK MEDITERANIA OWNERS ASSOCIATION

C/O Lodon Management Company

AGENDA Regular Session

Date: September 26, 2012
Time: 7:00 p.m.
Location: 1077 #13 Santo Antonio, Colton CA
(Garage)

- I. Homeowner Open Forum:**
In accordance with State Statute, the homeowners present are given an opportunity to address the Board of Directors.
- II. Previous Month's Minutes for Review & Approval:** July 25, 2012
- III. Treasurers Report/Financial Summary for Board Review: None at this time.**
Total Assets:
Checking Account Balance:
Total Reserves
Current Monthly Surplus
Current Annual Surplus
- Reserve study to be completed by month of: n/a*
Proposed budget to be presented by month of: n/a
- IV. Financials: Review/Approval of Financials Subject to Audit:**
a) Financial Review **None at this time**
b) Bank Reconciliations for: **None at this time**
c) Returned check:
- V. The following is a status of insurance claims:**
Pending: **None at this time**
Closed: **None at this time**
- VI. The following items require a Board decision:**
- | | |
|-----------------------|---|
| A. Bid Review: | |
| <u>Vendor</u> | <u>Description of Work</u> |
| CLS | Replace Broken Irritrol Solenoid at 1077-29 |
| McDonnell Roofing | Roof Maintenance & Repairs Throughout & Summary |
| Berry Roofing | Tile Repair at 1097-27 |
| Berry Roofing | Bedroom Roof Leak at 1097-27 |
| Berry Roofing | Tile Repair at 1097-54 |
| Berry Roofing | Tile and Flat Roof Repairs at 1097-6 |
| Berry Roofing | Tile Repair at 1077-9 (<i>work approved</i>) |

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(714) 505-1444

Los Angeles / Ventura County
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Westlake Village, CA 91361
(818) 707-0200

Kern County
5001 E. Commercecenter Dr., Ste. 205
Bakersfield, CA 93309
(661) 861-1772



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Berry Roofing

Tile Repair at 1077-9 (work approved)

B. General Business

1. Appoint Vacant Position
2. 2013 Budget currently being put together by Management
(Board to advise of all maintenance issues and projects)
3. Transitional Business

C. Owner requests (waiver/reimbursement requests/architectural approval):

<u>Member or Non-Member</u>	<u>Request</u>	<u>Further Discussion Yes/No</u>
None at this time		

D. Year-At-A-Glance/Association goals: *October*

VII. Board directives/pending action items spreadsheet: **None at this time**

Property Inspection: 8/31/12 w/ Vanessa & Carol

VIII. The following is a record of incoming/outgoing correspondence:

<u>Member/Non-Member/Vendor</u>	<u>Subject Matter</u>
Vendor	Maintenance Issues at Pool
LMC	New Management

IX. Calls Report

X. Outstanding Violations Log: **None at this time**

XI. ITEMS NEEDING IMMEDIATE ACTION

Civil Code §1363.05(4) states that the board of directors may take action on any item of business not appearing on the agenda posted and distributed pursuant to subdivision (f).

XII. The following are accounts that require lien authorization

<u>Account Number</u>	<u>Amount Due</u>
318001010	\$1,080.00

XIII. Copies of lien/collection approvals made at last meeting: **n/a**

XIV. Adjourn into Executive meeting

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Executive Session

- I. Prior Executive Session Minutes – 8/13/12
- II. The following is a status of delinquencies:
 Previous Month Delinquency: n/a
 Current Month Delinquency: \$39,164.20
- III. The following are accounts that require a vote on collection:
- | <u>Account Number</u> | <u>Amount Due</u> |
|-----------------------|-------------------|
| 318000 | \$2,490.00 |
| 318000 | \$2,885.00 |
| 318000 | \$1,845.00 |
| 318000 | \$2005.00 |
| 318001 | \$4331.74 |
| 318991 | \$2,620.00 |
- IV. Status of active collections: September, 2012 Status Report
- V. The following is a record of all legal correspondence on accounts (lien letters, attorney correspondence, etc.). Informational Only:
- | <u>Author</u> | <u>Subject Matter</u> |
|--------------------------|-----------------------|
| Coast Assessment Service | \$2,010.00 Received |
- VI. The following requires Board decision:
 Attorney recommendation on accounts/proposed payment plans
- | <u>Account Number</u> | <u>Description</u> | <u>Amount Due</u> |
|-----------------------|--|-------------------|
| 31800-0 | Authorization to Hire Investigator
Or foreclose | \$4,331.74 |
- VII. Status of Association Owned Properties (4)
- VIII. Hearings:
- | <u>Account Number</u> | <u>Description</u> |
|-----------------------|--------------------|
| None at this time | |
- IX. **ADJOURNMENT OF EXECUTIVE SESSION**

Submitted by,

Maria Rubalcava, CCAM
 Certified Community Association Manager for
 Park Mediterranean Owners Association

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