

Shorecliffs Mobile Homeowners' Association

Board of Directors Meeting

February 25, 2010

Minutes

CALL TO ORDER

The meeting was called to order at 3:00 p.m. by President Mack Wesner

PLEDGE OF ALLEGIANCE

Mack Wesner led the members and guests in the pledge.

ROLL CALL

Directors Present

President	Mack Wesner
Vice President	Don Mueller
Treasurer	Dave Newton
Secretary	Jerry Case
Director at Large	Ben Hetherington

Directors Absent

Asst. Secretary	Cary Marshall
Director at Large	Mary Bohannon

Also Present

Shorecliff's Homeowners (approximately 25)
Thomas Pacelli & Jennifer O'Keefe, Managing agent, J & H Asset Property Management

Presidents Report

1. Chuck Kenny reported on the canyon. There will be a telephone conference call with the DRE regarding this.
2. Front of the club house - Architectural Committee will determine what color to paint.

3. Enforcement of CC&R's – Management has noted the major violations are Rust under and on carports and Landscaping violations.

LAST MEETING MINUTES

1. **Approval** of the minutes for the Board of Directors meeting on February 25, 2010 as prepared by J & H Asset Management. There was a motion made by Ben Hetherington and seconded by Don Muller, to approve the minutes for the board of directors meeting on February 25, 2010, as prepared by J & H Management with the following changes
 - Page 1 Item # 4 Open Forum will be at the end of the meeting. Members will still be able to comment for up to 2 minutes on any item talked about during the meeting.
 - Page 4 Item # 6 No Action required
 - Page 4 Item #9c 5 yes 2 no vote

This motion unanimously carried the approval of the board.

COMMITTEE REPORTS

Social Committee

1. Marsha Greek and Patty Green will host Pancake breakfast this month.
2. Tap Dancing started February 11 and will continue to be Thursdays @10:30 AM.
3. Soup night – Saturday March 13, 5:00 PM.
4. Fashion Show - May 15th hosted by Patty Green and Marsha Greek.

Financial Report (Dave Newton)

1. Corporate taxes Due March 15th
2. Annual Report Due April 30th CPA Robert Owens has all the information.
3. Some variances in expenses due to it being the beginning of the year. It will take some time to even out with the budget.
4. Interest expense same as SBA loan- change actual interest on the loan. Out of reserve back into operating budget. Changes will be reflected in 2010.

APPROVED There was a motion made by Dave Newton to add Bill Wyatt to the Finance committee. This motion was seconded by Jerry Case and carried approval of the board.

CC&R's Committee (Ben Hetherington)

1. Meeting Wednesday March 3rd @ 1pm to finalize suggestions for ByLaws and Rules and Regulations
2. Meeting Thursday March 11th @ 3pm to review the CC&R's

Landscape Committee (Don Muller)

1. New committee members : Chairman Marjeanne Iorio, Secretary Patty Wilkes
2. Letter from neighbors above Shorecliffs request to remove or trim pine trees.
Recommendation of landscape committee is we do not wish to trim or remove the trees: (1) the roots structure holding up a steep slope, (2) pruning the pine trees allows the beetles to get in and kill the trees.

APPROVED There was a motion made by Don Muller to have J&H send a letter to the neighbors stating we will not remove or trim the palm trees. This motion was seconded by Dave Newton and carried approval of the board.

Disaster Committee

APPROVED. There was a motion made by Ben Hetherington to add Elsa Hampton to the Disaster Committee and remove Mary Middlemore as she has moved from the property. This motion was seconded by Dave Newton and carried approval of the board.

Management Report (Thomas Pacelli)

1. 5 out of 6 wells are operating now.
2. Pool heater replaced
3. Seal cotes around Pool deck
4. Slope 1-30 Espinoza installed drains, ice plant has been removed
5. Cleaning the grills from the pancake breakfast

UNFINISHED BUSINESS

Trash compactor

1. **APPROVED** There was a motion made by Jerry Case to purchase or lease a trash compactor RJ-88SC, 24 yard capacity as described on Northern California Compactors Quotation #17974 received February 16, 2010. This motion was seconded by Don Muller. Discussion: Funds will be coming from: If Purchased-Reserves, If Leased –Budget for trash bins. This Motion Carried approval of the board.
2. **APPROVED** There was a motion made by Jerry Case requesting J & H to proceed with acquiring bids for asphalt removal, concrete slab and electrical as required by NCCI. Location as indicated on plot plan as recommended by the maintenance committee. This motion was seconded by Don Muller and carried approval of the board.
3. **APPROVED** There was a motion made by Jerry Case to determine by the finance committee to either purchase or lease the trash compactor with respect to the CC&R's and other considerations. This motion was seconded by Dave Newton.

Discussion: the savings of leasing vs. buying. Contract terms.

Amended Motion. To Purchase the trash compactor. This motion carried approval of the board on a 4 yes 1 no vote.

NEW BUSINESS

- 1.** **APPROVED** There was a motion made by Don Muller to approve letting the irrigation and planting plans for lots #1-31 out for bidding. This motion was seconded by Mack Wesner and carried approval by the board
- 2.** **APPROVED** There was a motion made by Don Muller to approve letting the planting plans for RV slope out for bidding. This motion was seconded by Dave Newton and carried approval of the board.
- 3.** **APPROVED** There was a motion made by Don Muller to authorize a contract for \$1175 from reserves to paint the pool fence. This motion was seconded by Dave Newton and carried approval of the board.
- 4.** Proposals for attorney to review CC&R's Tabled to March 11th Meeting.
- 5.** Canyon Repair – Executive Session
- 6.** Insurance for new home sites-HOA insurance covers liability.
- 7.** **APPROVED** There was a motion made by Don Muller to declare the gofer problem and emergency. This motion was seconded by Dave Newton and carried approval of the board.
- 8.** **APPROVED** There was a motion made by Don Muller to proceed with the emergency gofer treatment not to exceed \$1795 for the first month and \$525 each month which includes every slope in the park divided into 3 zones. This motion was seconded by Mack Wesner and carried approval of the board.

ANNOUNCEMENTS

The next meeting of the Board of Directors is scheduled for Thursday March 25, 2010 at 3:00 P.M. in the clubhouse.

ADJOURNMENT

There being no further business, President Mack Wesner adjourned the meeting at 4:30 pm.

