

MINUTES – Jan. 20, 2010

Association of La Buena Vida Estates, Inc.  
Board of Directors  
Wednesday, January 20, 2010

Attending: Alan Cortum, Louann Costa, Tom Collier, Alan Garber, Richard Manganiello, Phil Moul

Absent: Jon Paul Devore, Jesse Laurie

Guests: Bill & Donna Betterton, Beverly Collier

Chairman Cortum called the meeting to order at 6:30 pm.

Minutes of the Dec. 2, 2009 meeting were approved as submitted.

Treasurer Costa presented the End of Year and December 2009 financial recaps, which were approved as submitted. A delinquent payments report from the HOA bookkeeper shows 14 lots have not paid assessments, with five lots in arrears for two or more years. Some owners have paid the base assessment, but not included the late fee. There was discussion as to whether to file liens on lots with small late-fee balances outstanding. After discussion, Ms. Costa MOVED, with Mr. Manganiello seconding:

that unpaid late fee balances be carried as a balance forward on HOA books, to be billed to the lot in the subsequent assessment year. The MOTION carried without dissent.

With the attendance of homeowner/guests, Chairman Cortum advanced the agenda to deal with Architectural Review submittals.

**Architectural Review:**

After a brief discussion of the proposal submitted for Lot 90/Betterton, Mr. Collier MOVED, with Ms. Costa seconding:

that plans to construct an addition to the residence on Lot 90 be approved as submitted. The MOTION carried without dissent.

Consideration of an application, continued from the previous meeting, to place a solar installation on the residence on Lot 12/Huff was reviewed, along with homeowner responses to board questions raised at the December meeting. Ms. Costa MOVED, seconded by Mr. Collier:

that plans to construct a solar installation on the residence on Lot 12 be approved as submitted. The MOTION carried without dissent.

The regular Order of Business resumed.

**Roads:**

Mr. Collier distributed an e-mail from Southwest Gas Corp. that indicates gas line replacement work in the subdivision may begin as early as mid-March. The project may

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require the excavation of a portion of the subdivision roads. This affects road maintenance plans for Spring 2010. The Southwest Gas representative wants to meet with the board to review plans and answer questions, so that information about potential disruption of traffic can be distributed to residents in a timely manner. The board agreed to schedule the Southwest Gas Corp. representative as the first item on the Feb. 17, 2010 meeting agenda. The secretary will coordinate with Southwest Gas on the schedule.

The board discussed Mr. Collier's report on his meeting with estimators from paving contractors. In light of the anticipated action by Southwest Gas, Mr. Collier will notify the companies of the potential delay in road maintenance plans in the subdivision.

### **CRRs:**

The board consensus is that Lot 17 has been brought into substantial compliance. The secretary will inform the owner.

Mr. Manganiello reported that the CRRs/Bylaws revision committee failed of a quorum at its initial meeting and is attempting to reschedule. Chairman Cortum reported that the contract with the law firm of Shaw & Lines has been signed and that the company will now officially provide counsel and guidance for the CRRs/Bylaws revision effort.

In New Business, the board agreed to schedule Spring cleanup rolloff/dumpster availability for residents to use over two weekends and at two separate locations within the subdivision, in March and April. Schedule will be: March 26-28 on Del Ciervo Place; April 16-19 on Camino Vinorama.

There being no further business, the meeting adjourned at 7:33 pm.

Tom Collier  
Secretary