

Association of La Buena Vida Estates, Inc.  
Board of Directors  
July 21, 2010 | River Center Library  
MINUTES

Attending: Alan Cortum, Tom Collier, Jon Paul Devore, Jesse Laurie, Richard Manganiello, Phil Moul

Excused: Louann Costa

Absent: Alan Garber

Staff/Administrator: Julie Salgado

Guests: Barbara Norrander

Chairman Cortum called the meeting to order at 6:33 PM. Minutes of the previous meeting were approved as submitted.

Ms. Salgado reviewed the financial report as of June 30, 2010. Annual assessment payments during the month of July have totaled a little over \$12,000 as of the board meeting date. This is slightly less than half the total amount to be collected if all lot owners pay timely. Second notices will be mailed as of the end of July. In further discussion, there was general consensus not to waive unpaid \$20 late fees that were carried over from last year. On MOTION by Mr. Collier, seconded by Mr. Mangeniello, the financial report as presented was adopted without dissent.

President Cortum advanced the agenda to Architectural Review, Item IV.C.i. to accommodate the presence of the lot owner, Barbara Norrander. After discussion and review, the board approved plans as submitted, to enclose the carport and construct an attached garage.

#### Committee Reports:

Roads - There was extensive discussion about the incorrect and unfinished chip seal job done by Bates Paving in June. After discussion, the board decided on the following course of action:

- Mr. Cortum, as board president, will attempt to informally contact owners at Bates Paving and ask for a meeting on the job site to review and appraise the actual job quality. If there is no response, the Board will send a formal written request to Bates owners to review their company's work.
- Mr. Devore will review the situation with board counsel with respect to courses of action and communicate the advice back to Mr. Collier and Mr. Cortum.
- Mr. Collier and Mr. Laurie will contact an acknowledged expert on asphalt paving to secure professional, third-party assessment of the quality of the work done by Bates Paving. Collier will take photos of the job in its current state, approximately one month from the date that Bates did the contracted work.

CRRs - Violations: The visible clothesline complaint against Lot 39/Gilliam, has apparently been resolved. The Secretary will write a "thank you" letter to the lot owner, closing the file. There has been no response to Lot 91/Landon over debris in the wash.

Amendment and Restatement: Several lot owners have submitted extensive comments on the Draft Amended and Restated CRRs. Those comments will be forwarded to the Committee for

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review.

Architectural review then resumed with a preliminary review of plans by the new owner of Lot 74, to enclose the property with a fence. The new owner has submitted a site plans, but review acknowledgements from neighboring lot owners have not been submitted. Lot 74 plans were tabled pending receipt of neighbor comments.

Old Business: Mr. Devore received information from counsel about the process to be followed to perfect liens for unpaid assessments that have gone on for three years. He will forward the information to Mr. Salgado.

Elsewhere, four sign companies have responded to the Associations request for expressions of interest in replacing the sign lighting at the front entrance. Cost proposals are all over the map. Mr. Collier will contact the most promising responders, seek additional details, and report back at the August board meeting.

The August board meeting was rescheduled to Monday, Aug. 16 at 6:30 PM.

There being no further business, the meeting adjourned at 7:51 PM.

Tom Collier  
Secretary