

La Veta Monterey Homeowners Association
Minutes for Homeowners Meeting Conducted on
November 6, 2006

1.0 Call to order at 7:15 P.M.

2.0 Roll call and verification of quorum sufficient to conduct business:

Present: Miller, VonDetjen, Davin, Haeggstrom, Domin and Williams

3.0 Motion to approve October 2006 meeting minutes.

Motion by Lenice VonDetjen, 2nd by Tracy Haeggstrom. Motion approved.

4.0 Motion to approve the September 2006 Treasurer Report as read by Andy Domin

Motion by Patti Davin, 2nd by Tracy Haeggstrom. Motion approved.

5.0 Management Report

Inspection Report Attached

The water temperature in the spa needs to be adjusted per the County Health Inspector from 105 degrees to 104 degrees. It will be adjusted.

6.0 Old Business

Bait stations were placed on the T Building garages for rats.

The adult pool fence needs to be repaired. Jack will receive bids for the repair.

The directories are finished but have not been installed yet.

The full size refrigerator has been installed in the clubhouse and the stove top was removed.

7.0 New Business:

The outside building light fixtures need to be replaced. There are 120 lights. The light fixtures for the 1 bedroom/2 bedroom would be different than the 3 bedroom. The lights on the 3 bedrooms are up above not in between the doorways. Motion by Lenice VonDetjen to replace the outside light fixtures on the buildings not to exceed the amount of \$9,000; 2nd by Andy Domin. Motion approved.

Roof repairs: Jack has received several bids on the replacement of the roofs. We would be repairing a building roof every 6 weeks or so. There are several styles of roofs and prices listed below:

- Tile Roof - \$250,000
- Fiberglass Roof - \$362,000
- Spanish Style Tile - \$387,00
- Steel Roof (50 Year Warranty) - \$553,000

There is also the possibility many of the roofs have termite damage underneath the tiles. The Board will be discussing and deciding on roofs at a later date.

8.0 Homeowners Comments:

Unit B6 is having problems with Unit B5. Unit B5 is parking their car constantly in front of the garage. They have loud music playing and are standing in front of Unit B6 by the door. They are also jumping the fence claiming they forgot their keys. Jack will send a letter to Unit B5. The homeowner from Unit B6 should also call the police.

9.0 Motion to adjourn:

Motion by Lenice VonDetjen to adjourn the meeting. 2nd by Tracy Haeggstrom. Motion approved.
Adjournment: 7:59 PM