

**La Veta Monterey Homeowners Association**  
Minutes for Homeowners Meeting Conducted on  
**January 7, 2008**

**1.0 Call to order at 6:00 P.M.**

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

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

**3.0 Motion to approve November 2007 meeting minutes**

Motion by Lenice VonDetjen, 2<sup>nd</sup> by Tracy Haeggstrom. Motion approved.

**4.0 Motion to approve the December 2007 Treasurer Report**

The financials were not broken out. Table until February, 2008

**5.0 Management Report**

Account Receivable Report attached - Motion by Lenice VonDetjen to foreclose on Acct #79756-1-168-3, 2<sup>nd</sup> by Tracy Haeggstrom. Motion approved.

Update on pending work orders.

Update on insurance claim for the damaged block wall. Insurance proposals are coming in. Jack will try to finalize with AIG. Table until February, 2008.

Discussion on use of handymen for maintenance – FYI (in packet)

**6.0 Old Business**

Discussion on re-plastering of the pools, spa and wader. The pools have been started and should be complete by 3/1/08.

Ray from Amazing Pools spoke with the Board and the homeowners regarding the pools and shower in the family pool.

**Family Pool – Salt Systems:** There will need to be 2 systems installed in the family pool. The salt systems contain cells which will have to be replaced every 4 years. The system would cost \$400 per year. The cost of the system would be \$2,000 initially. With the amount of chlorine used in the family pool, the cost of the system would pay for itself. The Association would save money in the next 2 years. Motion to improve the installation of the salt system by Lenice VonDetjen, 2<sup>nd</sup> by Patti Davin. Motion approved.

**Adult Pool –** Ray recommended no system would be needed for the adult pool. The adult pool would need to be reconfigured next and have heaters installed. The Association will update the adult pool next year.

**Shower in Family Pool -** The wall behind the shower is rotted out. We would need to tear down and rebuild. Amazing Pools had different structures to build the wall on the shower. The cost would be \$9,800. Jack is going to get 2 more bids on the shower before the Board makes a decision. Table until February, 2008.

Discussion on the laundry room contract. Jack has proposals coming in from different vendors. Jack will provide us with those.

Update on the re-roofing project and repair bids. The roofs are complete.

Update on the creation of the emergency response kit. The emergency kit is almost done. The kit is being stored in the storage room.

Discussion on Q1 planter. The planter could have been done already. Jack is going to find out. Table until February, 2008.

**7.0 New Business:**

Discussion on the Homeowners Institute in May 2008. The Board will invite new owners. We will discuss how to rent out the clubhouse (normal procedures) for the Association. The institute will be on 5/3/08 from 8:30 am to 1 pm. Motion by Tracy Haeggstrom to move the May Board meeting to 5/3/08 from 12 pm to 1 pm, 2<sup>nd</sup> by Patti Davin. Motion approved.

Discussion on landscape improvements.

Discussion on items for the next newsletter.

**8.0 Homeowners Comments:**

Letter from Mr. Darvin, Unit O19 regarding not being to open his back doors when it rains. The water is leaking from the unit above. It is the owner's upstairs responsibility to resolve this problem. Jack will check the deck by the planter.

One homeowner is concerned about the number of cars being broken into. Security drives through the complex often and has caught many offenders. Car alarms need to be installed in a car which alerts the homeowner there is someone breaking into the car. This is the homeowners' responsibility.

Dogs are not being picked up after. This item has been in the newsletter continuously. If a homeowner sees someone not picking up after their dog, they need to find out where the homeowners live, the date and time. The homeowner should send this information to Jack.

**9.0 Motion to adjourn:**

Motion by Lenice VonDetjen to adjourn the meeting. 2<sup>nd</sup> by Tracy Haeggstrom. Motion approved. Adjournment: 7:33 PM