

Minutes
Drake Village
HOA Regular Meeting
January 28, 2016
7:00 pm

Call to Order

The meeting was called to order at 7:03 pm.

Attendees

Present: **Mark Burns- Vice President**
 Nicole Arms- Secretary
 Doug Bradley-Member at Large
 Donna Dickey- Member at Large
 Sharon Bonner- International Realty
 Unit 833- Tom Thompson, Owner
 Unit 861- Laura Spencer, Owner

Quorum Present

Yes

Approval of Minutes

A motion was made by Mark Burns to approve the October 22, 2015 minutes, second by Nicole Arms.

Vote: Unanimous approval

Resolved: The minutes of the October 22, 2015 meeting are approved and entered into the Association records.

Presentations

None

Public/Owners Comments

Unit 861 inquired about the status of the stair caps being replaced during the Dry Rot Project.

Regular Session

1.) Financial Report

- a. International Realty sent Ronald Lee previous months reserves in January 2016. Going forward International Realty will send regular reserve deposits.

2.) Old Business

- a. Termite maintenance and wood rot repair project
 - i. Fascia replacement has been completed.
 - ii. The panels, siding and trim is about 90% complete, some corrective actions needs to be addressed for quality of work and incomplete work (such as reinstalling downspouts and stair framing)

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- iii. Permit correction-the permits that the subcontractors pulled with the City of Long Beach used the address 827 Magnolia Avenue, which is an individual homeowner unit. The permits should use either 855 Magnolia Avenue or indicate a series of units (827-889). The contractor KSI has been asked to correct this problem.
- b. Pest Control
 - i. Termite Tenting
 - 1. It will be requested that Premium Termite & Pest Control come out to give an updated quote for tenting, after the Dry Rot construction is completed.
 - ii. Premium Termite Rodent Control Report
 - 1. Rodent Bait Station 4 has had no activity in the past 3 months, depending on the future reports we will consider relocating Station 4 to a more high traffic area.
- c. Drake Village website
 - i. New feature request- Email Subscription
 - 1. Some homeowners requested to receive email notification for news and updates.
 - a. Nicole Arms will program an Email Subscription page on the drakevillagehoa.org site.
- d. Kanes Gardner's
 - i. Dead Tree Removal
 - 1. The 6 dead trees have not been removed. Sharon Bonner will communicate with Kanes Gardner's to gain the status of the tree removal.
 - 2. The tree stump on Crystal & 9th Street needs to be removed from a previous proposal. Sharon Bonner will communicate with Kanes Gardner's to ensure that tree stump is removed.
- e. 9th Street Gate Bird Repellent
 - i. Spikes- The board will like to install metal spikes instead of plastic spikes. Tom Thompson will work with another handyman to replace the spikes.
 - ii. Power washer- It was suggested that board invest in a power washer to clean the bird feces and for any future dirt projects. Doug Bradley will research pricing a power washer.

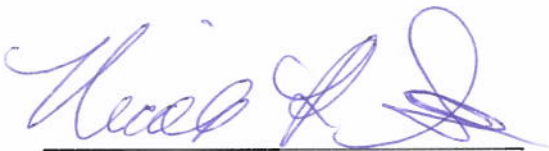
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- f. Unit 853 sump pump-RESOLVED
 - i. The sump pump in the unit has been correctly installed.
- g. El Nino Awareness/Preparation
 - i. Sump Pumps
 - 1. Pete's Plumbing came out and tested the garage ways sump pump. Also, on January 7, 2016, Pete's Plumbing came out to repair the north side sump pipe.
 - ii. Emergency sump pumps
 - 1. Doug Bradley tested the emergency sump pumps that are located in the utility room. The test was successful. However, it was identified that the hose will not fit through the grates. To resolve the issue, homeowner Burke (Unit 837) will adjust a hole large enough to slide a hose through.
 - iii. Gutter maintenance
 - 1. Sharon Bonner from International Realty will look into getting bids for review to have all the gutters on the property to be cleaned.

3.) New Business

- a. Unit 851 gas pipe leak
 - i. GCH Plumbing submitted a bid for **\$6000.00** to repair the gas pipe, which cause Unit 851 to have no gas in the unit.
 - 1. A motion was made by Doug Bradley and second by Nicole Arms to accept the bid from GCH Plumbing.
- Vote: Unanimous approval***
- ii. Re-enclose the gas pipe meters in front of Unit 841.
 - 1. Simon Birch submitted a quote for: \$850-900, to rebuild the box.
 - 2. The board will look into getting additional quotes.
- b. Recreation Room leak
 - i. A roof leak in the back right corner has been identified. Sharon Bonner will look into our previous roof contractors, to repair the leak.
- c. Parking Signs
 - i. Doug Bradley has placed "No Parking Signs in the Alley" to discourage people from parking in the alley.

Meeting Adjourned 7:45 pm



Secretary