

Minutes
Drake Village
HOA Regular Meeting
March 24, 2016
7:00 pm

Call to Order

The meeting was called to order at 7:05 pm by Ronald Lee, President.

Attendees

Present: **Ronald Lee- President**
 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 841- Richard and Elsa Mediano, Owner
 Unit 849- Pyotr Davtyan, Owner
 Unit 861- Laura Spencer, Owner
 Unit 873- Christian Nieto, Owner
 Unit 879- Patricia Jackson, Owner
 Unit 881- Mariela Salgado, Owner

Quorum Present

Yes

Approval of Minutes

A motion was made by Ronald Lee to approve the February 25, 2016 minutes, second by Nicole Arms.

Vote: Unanimous approval

Resolved: The minutes of the February 25, 2016 meeting are approved and entered into the Association records.

Presentations

None

Public/Owners Comments

Unit 881:

- Inquired about the status of the Board Election ballot.
- Expressed concern about theft of items off homeowner's patios of the 9th street units (877-889). It is suggested that when we do landscaping in the future, that place taller shrubbery/plants in front of the gates, to detour items from being stolen.

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Unit 883:

- Reported the garbage doors that were recently repaired are deteriorating. It was requested that Simun Martinovic, conducts some repairs to the doors.
- Homeowner's keys are not working properly on the external north side back door entry off the alley. Doug Bradley will try to apply graphite in the key hole, to see if that will resolve the issue. There is also, a small hole in the metal, by the knob that needs to be repaired.

Regular Session

1.) Financial Report

- a. The financial reports were reviewed.
- b. The HOA would like to discontinue use of the annual coupons books that are sent out by International Management Company.

2.) Old Business

- a. Termite maintenance and wood rot repair project
 - i. CO#8: Building Permits \$1,440 payment pending the address correction to 855 Magnolia Ave.
- b. Pest Control
 - i. Termite Fumigation Tenting
 - 1. Covering Cost
 - a. The special assessment ballot from all homeowners is due April 6, 2016.
 - 2. Fumigation Tenting Dates:
 - a. A preparation presentation will be held on May 26, 2016 at the regular HOA meeting.
 - b. Tenting and Fumigation will occur June 28th-30th, 2016.
 - ii. Premium Termite Rodent Control Bait Traps Report
 - 1. The rodent bait traps report was reviewed.
- c. Power Washer
 - i. A power washer has been ordered for use by the HOA.
- d. El Nino Awareness/Preparation
 - i. Emergency sump pumps
 - 1. Homeowner Burke Banner (Unit 837) has cut a hole large enough to slide a hose through the grate on both the north and south side alley ways.
- e. 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.

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- f. Parking Signs
 - i. Isaac Salgado will place additional "No Parking Signs in the Alley" to discourage people from parking in the alley.
- g. Rebuild-gas pipes box
 - i. In the event a plumber or the gas company will need to gain access to the pipes. The board would like to design a solution that including placing a box to cover the pipes instead of rebuilding a nailed shut box.
 - 1. The board received a quote from Simun Martinovic for \$850, to rebuild the box with a hinge.
 - 2. Mariela Salgado (Unit 881) volunteered to get an additional quote.
- h. Board Elections
 - i. Sharon Bonner will send out the candidacy statements by the end of March 2016.

3.) New Business

- a. HOA Insurance Renewal
 - i. It was requested to have the representative from Farmers Insurance come to the April 28, 2016 HOA meeting to review and answer questions about the 2016-2017 renewal proposal insurance policy.
- b. Towing Company
 - i. The HOA will now use **A Checkered Towing Company**, to have on-call to handle illegal parking on Drake Village property. A Checkered Towing Company will post signs, there is no fee for their services.

Adjournment

There being no further business to discuss, the meeting was adjourned 8:14 pm.
The next HOA Regular meeting is scheduled for April 28, 2016 at 6:00 pm.



Secretary