

**Minutes**  
**Drake Village**  
**HOA Regular Meeting**  
**April 28, 2016**  
**6:00 pm**

**Call to Order**

The meeting was called to order at 6:05 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 861- Laura Spencer, Owner**  
                     **Unit 879- Patricia Jackson, Owner**  
                     **Unit 881- Mariela Salgado, Owner**

**Quorum Present**

Yes

**Presentations**

**1.) HOA Insurance Renewal**

- a. Anthony Henley of Farmers Insurance came to review and answer questions about renewing the HOA Insurance.
- b. A motion was made by Mark Burns to approve the 2016 HOA Insurance policy, second by Ronald Lee.

***Vote: Unanimous approval***

**Public/Owners Comments**

Unit 833

- Requested to research 3 new Gardeners/Landscapers and get bids.

Unit 861:

- Expressed concern about the exterior lights that are not working.

**Regular Session**

**1.) Financial Report**

- a. The financial reports were reviewed.
- b. Doug Bradley would like to know the cost comparison of the amount paid over the past 3 years to SCE. Sharon Bonner will look into last three years.

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**2.) Old Business**

- a. Termite maintenance and wood rot repair project
  - i. All payments have been made to finalize the Dry Rot Project.
- b. Pest Control
  - i. Termite Fumigation Tenting
    - 1. A preparation presentation will be held on May 26, 2016 6:30 pm at the regular HOA meeting.
    - 2. Tenting and Fumigation will occur June 28<sup>th</sup>-30<sup>th</sup>, 2016.
    - 3. Sharon Bonner will research a security company, to secure the premises during the tenting and fumigation.
- c. Recreation Room leak
  - i. Yankee Construction Roofing installed flashing on the gables on the roof of the Recreation Room, the cost was \$450.
- d. Rebuild-gas pipes box
  - i. The board received quotes from Simun Martinovic (\$850) and Luis Montes (\$380) for to rebuild the box with a hinge.
  - ii. A motion was made by Mark Burns to approve Luis Montes to rebuild the gas pipe box, second by Nicole Arms.

***Vote: Unanimous approval***

- e. Board Elections
  - i. The ballots have been mailed to homeowners the ballots are due by May 26, 2016.

**3.) New Business**

- a. Sprinkler water overflow
  - i. Pete's Plumbing came on site and discovered the water overflow was caused by a broken pipe in the courtyard. Pete's Plumbing was able to fix the broken pipe.
- b. External Light Fixtures
  - i. Doug Bradley will work with the provider to replace the external fixtures that has stopped working.

**Adjournment**

There being no further business to discuss, the meeting was adjourned 7:05 pm.  
The next HOA Regular meeting is scheduled for May 26, 2016 at 6:30 pm.



Secretary