

**Minutes**  
**Drake Village**  
 HOA Regular Meeting  
 May 26, 2016  
 6:30 pm

**Call to Order**

The meeting was called to order at 6:40 pm by Ronald Lee, President.

**Attendees**

**Present:**

Ronald Lee- President	Unit 843- Greg Walker, Owner
Mark Burns-Vice President	Unit 845-Tessie Que, Owner
Nicole Arms- Secretary	Unit 849- Lyusya Davtyan, Owner
Doug Bradley-Member at Large	Unit 851- Stephen Dunham, Renter
Sharon Bonner- International Realty	Unit 861- Laura Spencer, Owner
Unit 827- Erica Bradley, Owner	Unit 865- Zackery Smith, Owner
Unit 829- Misty Curtis, Owner	Unit 867- Robert Gil, Renter
Unit 833- Tom Thompson, Owner	Unit 873- Christian Nieto, Owner
Unit 835- Lena Yasui, Owner	Unit 879- Patricia Jackson, Owner
Unit 839- Dana Yting, Owner	Unit 881- Mariela Salgado, Owner
Unit 841- Miriam Brown, Renter	Unit 887-Anthony Abney, Owner

**Quorum Present**

Yes

**Approval of Minutes**

A motion was made by Doug Bradley to approve the April 28, 2016 minutes, second by Nicole Arms.

***Vote: Unanimous approval***

Resolved: The minutes of the April 28, 2016 meeting are approved and entered into the Association records.

**Public/Owners Comments**

Unit 883:

- Inquired about the external light fixtures.
  - The management company received the light bulbs and fixtures and gave them to Doug Bradley to replace, the lights and fixtures that are currently out.

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**Presentations**

**1.) Premium Pest Control (Tenting/Fumigation)**

- a. Jason Fiala from Premium Pest Control gave an overview of the tenting/fumigation process.
  - i. Tenting will take place June 28th – 30th.
  - ii. All residents present signed and return the Security Release form and Authorization form.
  - iii. The HOA will be hiring two security guards, for 24 hour patrol of the property for the duration of the tenting.
  - iv. Resident's present received 24 bags for packing perishable items.
  - v. Premium Pest Control performed a demonstration of how to double bag and seal (tape or zip tie) bags.
  - vi. Residents need to provide a copy of key(s) to the "Key Captain" (Nicole Arms –Unit 871) with the label ring, by the June 23rd HOA meeting.
  - vii. Improperly bagged or unbagged ingestible will be bagged by the fumigation crew at a charge of \$15.00 per bag. This cost will be billed back to the individual homeowner.
  - viii. Remove all baby mattresses and changing stations. Remove all plastic covers enveloping other mattresses.
  - ix. All residents and pets will need to be out of their unit by 8:00 am Tuesday, June 28th.
    1. The Long Beach Gas department will be shutting off the gas Tuesday morning, June 28th.
  - x. Leave all drawers, cabinets, and storage areas slightly open.
  - xi. Unlock cabinets, doors, or safes. By law the fumigation team will have to open EVERYTHING before they put the fumigant in and again after they take the tent down. For a project this size they will have a locksmith on call in the event someone leaves something locked. The fumigation team has to open everything to look for people, food, and pets.
  - xii. Residents will be able to return to their property at 12 pm on Thursday, June 30th.
    1. The Long Beach Gas department will be restoring gas to the individual units on Thursday, June 30th between 12pm-5pm.

**Regular Session**

**1.) Financial Report**

- a. The financial reports were reviewed.

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**2.) New Business**

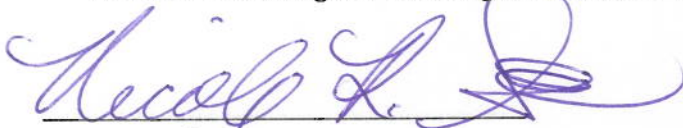
- a. Earthquake insurance
  - i. The new board members will make the decision about how to proceed with the Earthquake insurance.
    - 1. It was suggested that the board send out a letter to the homeowners to get their input.

**3.) Old Business**

- a. Board Elections
  - i. All ballots that were submitted were counted by Sharon Bonner, Mark Burns and Tom Thompson. The new elected Board members:
    - 1. Nicole Arms
    - 2. Doug Bradley
    - 3. Ronald Lee
    - 4. Mariela Salgado
    - 5. Laura Spencer
  - ii. The board will elect officer positions at the next HOA meeting, June 23, 2016.

**Adjournment**

There being no further business to discuss, the meeting was adjourned 7:37 pm.  
The next HOA Regular meeting is scheduled for June 23, 2016 at 7:00 pm.



Secretary