

**TORREY PINES CONDOMINIUMS
HOA BOARD MEETING
JUNE 19, 2008**

Members Present:

Charlotte Mitchell *Jane Walker (late)*
Terri Nelson
Jim Schweider
Debra Cook
Jon Rogers

Earl Johnson – Western States Management

Terri called the meeting to order and asked for May minute approval. Charlotte made a motion to accept the minutes as written, Jim seconded, motion carried.

The business section of the meeting began with Earl explaining about the receipt of the first check from Travelers for the asbestos abatement for unit 206B. The check was received after Earl hired the Morris Group to get the insurance company moving. After the asbestos is removed then the remainder of the work can start – repairing the wiring to the Intercom system, and the repairs inside the unit itself. Earl thinks this might be the first in approximately three checks. Travelers will pursue the owner and try and get back the \$5,000 deductible that the HOA had to pay. Since the owner did not have insurance Earl doesn't know how this will end up.

The next item explained was the letter the HOA received from Alligator Pool addressing a new law that has been passed – the Federal Virginia Graeme Baker Pool & Spa Safety Act. The letter explained that Alligator Pool will be surveying the pool and getting back with the Board on what steps need to be taken to bring the pool into compliance with the law. Earl thinks this will be in the next month or so and we will have all fall and winter to do any repairs or changes that are needed. Earl then went on to explain that there was a problem with the re-circulating section of the pool – he thought it was a pump, but when the plumber finished the inspection it was the old, galvanized pipe that had eroded and collapsed. A temporary repair has been made and a more permanent one will be put into place shortly. He will not be having the metal pipe removed and replaced as this would entail jack hammering up the floor of the party room in building A, cutting the new carpet, etc. A plastic pipe will be run, a grate installed and it will discharge to the parking lot.

Earl also commented on the problem that occurred in the gazebo in the courtyard. The wiring that was out there he didn't think was up to speck. One portion of the wire went into the ground and it finally corroded in its conduit causing it to arc and melt. This wire has been removed and the plug in boxes disconnected. He is having the sprinkler people come out and look at the timer as that was run off of this fuse box.

Earl also notified the board that there has been a change in the procedures to handle foreclosures. It used to be the owners had up to 75 days to redeem on their property. This is no longer the option. Once the house is sold, the owner has no say in it and the new owner/mortgage company will do the super lien payment on the HOA fees.

Earl then covered the bid supplied by Aesthetic Tree services to remove and shred the birches in front of building B. There will have to be a call made to locate the electrical, etc. in the ground prior to the trees being removed. Jim asked if they couldn't be topped or some other steps taken to save them and Earl said that he had been told no by a couple of tree companies. Jon made a motion to accept the bid for tree removal and Charlotte seconded, motion carried.

Earl then covered his meeting with Diane, Lee, Jane, Betty and Joanne on Monday. They would like to set up a rules and covenant committee that would make observations and then post notices on doorways of violators. Earl said that he went over some of the things that can and cannot be done. The people on the committee are not to be confrontational, they are to hand out the notices and if the people are upset then they can give them their options – Write a letter to the board, via the Management Company or appear at the next board meeting to appeal the fine. This is now the law, they now have recourse to being fined and the committee has to have documentation to back up the fine. Earl said that they have to make sure that they get the date, time and the name/unit of the offenders and write up a very specific reason for the fine. The HOA does have insurance for items like this, but it will only cover owners, not renters and it won't cover them if they get physical and shove or slap someone as that then becomes assault. Earl suggested a 2 part form – one to be given to the violator and the other to be turned into the board and/or management company. Debbie will be the board liaison with this committee and make reports at each board meeting as to the results, notices issued. The group will meet with Earl in the next week to order the forms. Charlotte made a motion to have the committee and Jon seconded. *Jane is not a member of the committee, Agnes Combes is a member.* Motion carried. It was also discussed that we install security cameras, come fake, some not.

Earl then brought up the possibility of a new cleaning contract. He went over the history and some references of his recommendation. The lady he has in mind has her own equipment and insurance and be an independent contractor. Debbie asked if she could be brought on for a trial period and Earl said yes. It was then discussed what needed to be done to close the cleaning contract with RTW. Earl thought a 30 day notice was all that was needed, but he would review the contract to make sure. Jim made a motion to dissolve current cleaning contract and hire new cleaning lady and Jon seconded. Motion carried.

Agnes then wanted to know how people were getting on the roof. She had satellite TV installed and the guy that went up on the roof said that there were sex toys, beer cans, etc up there. Earl said that they had torn the mounting screws totally out of the roof and it currently couldn't be locked. He has new security bolts coming and a combination lock will be installed to keep everyone off the roof.

Earl reviewed the budget, where we were over and where we were under and the causes for these differences. This report was done as of 5/31/08. He then went on to talk about the exterminator and calling him as needed to try and keep the bugs under control. He was then asked when unit 108A would be sprayed/bombed. He said that until the sale on the 25th nothing could be done. Earl went on to say that the main thing hurting our budget was the delinquencies – over \$28,000. He reviewed the status of each unit and went on to state that the ones on foreclosures are on a watch list and if they every buy anything else and put money down than we can go after them. At last months meeting the delinquencies were over \$31,000, so we are making headway.

Earl then stated that he would make available copies of the rules, etc for the new committee so that they can review them and hand them out to violators so they can see for themselves. He also said that if anyone had a computer they could access this information at www.TorreyPinesCondos.com and look under board information and documents.

Earl wants to meet with Jane and discuss sending out another newsletter with the new committee information, possible upgrade in security, outsiders using our swimming pool, and the board working on getting the carpet replaced on the second floor. Earl then asked a gentleman from building B if he could lock up the pool at night and if Joanne could unlock the pool in the morning.

Joanne then asked if the City of Aurora didn't have a rule against sprinklers running during the day, Earl said yes and Joanne said ours were running during the day. Earl said that he would tell the sprinkler man that when he came out. Joanne then wanted to know when the garbage in the courtyard would be emptied and Earl said that they should empty it on Friday since the pool people came on Monday, Wednesday and Friday. It was then asked if large, heavy, trash containers could not be put up in front of the buildings to hopefully get people to put their trash there and not on the ground. Joanne then asked if the problem of the dog poop had been addressed and Earl assured her that letters had gone out to both the people with the dog on the balcony and the dog being walked across the courtyard.

Charlotte made a motion for the meeting adjourn, Jon seconded, motion carried.

These minutes presented by:

Debra H. Cook
Secretary/Treasurer
Torrey Pines Condominium Association
Revisions are *in this font/layout*