

**CORONA LAURELWOOD HOMEOWNERS ASSOCIATION
REGULAR MINUTES
NOVEMBER 10, 2015**

MEETING NOTICE: Upon notice given and received, a Regular meeting of the Board for Corona Laurelwood Homeowners Association was held on November 10, 2015 at 6:00 PM, at the Public Library, 650 S. Main Street, Corona, CA 92882.

CALL TO ORDER: The meeting was called to order at 6:00 PM by President Matt White.

ATTENDANCE: Directors Present: Matt White, President
Susan Beaver, Treasurer
Pat O'Herron, MAL

Directors Absent: 1

Management Present: Meghann Chisholm and Alec Robbie from Diversified Association Management.

OPEN SESSION: There were two members present for the Open Session. The session started at 6:01pm and ended at 6:06pm.

MINUTES: Upon a motion made by Pat, seconded by matt, the Board approved the October 2015 Regular Session meeting minutes.

FINANCIALS: The October 2015 financials were reviewed and accepted on a motion by Susan and a second by Matt. The 2014 association draft financial audit was reviewed and on a motion by Susan and a second by Pat the draft was approved. The recommendations UBS for maturing accounts were reviewed and on a motion by Susan and a second by Pat the recommendations were approved.

MANAGEMENT REPORT: The Board reviewed the written report furnished by the management company. Alec reported on telephone calls he received, the requests made by residents and a refund update by the City of Corona for turf removal. Alec reported on an increase in calls about mice/rats on resident's patios. The Board stated that this issue was the responsibility of the homeowners.

LANDSCAPE REPORT: Bob from Rebel Landscape was present for the meeting. The Board discussed with Bob the effects of the decreased irrigation in the complex and the changes that have been made in the complex over the last several months. The Board discussed over seeding in the complex, the raking up of leaves in the common areas of the complex and an ongoing exchange between Bob and Pat on the state of the landscaping in the complex. The Board also reviewed two bids from Rebel. The first, dated 10-16-2015 for \$3,560.00 was approved on a motion by Susan and a second by Pat. The second bid dated 11-1-2015 for \$498.00 was approved on a motion by Susan and a second by Pat.

UNFINISHED BUSINESS:

The Board reviewed the progress on the slurry/asphalt/concrete work in the complex. The Board directed Alec to find out if the City of Corona will allow residents to park on Fullerton during the work.

The Board approved the Architectural Appeal Process form and directed the management company to post the policy on the association bulletin boards throughout the complex.

NEW BUSINESS:

The Board reviewed a bid for roof work from PCW for 1650-A Apricot Place. The bid says 1658-A. The bid is for \$1,030.00. The Board approved the bid and directed Alec to have PCW change the bid to correspond to the correct address.

1629-F Windmill had sent a request for work at their home for dry rot. The association is not responsible for dry rot repair in the complex.

1645-F wintergreen requested that an area of dirt and ivy be replaced with concrete. This area was observed during the landscape walk with management, Rebel Landscape and Pat. The Board would like to review the areas in question and tabled the issue until the next Board meeting.

The Board reviewed the reports sent to management by Patrol One and noticed that three tow companies were being used by the patrol company, not just the one posted on the signs in the complex. Alec was directed to contact Patrol One and get an explanation for the discrepancy.

The Board directed Alec to send them an updated 'Who to Call'.

The Board directed management to have the association agendas and the approved association Minutes posted on the association website.

The Board voted to not have a December Board Meeting and will meet next in January, 2016.

ADJOURNMENT: With no further business to conduct, the Regular Meeting was adjourned at 6:55PM.

Respectfully submitted,

Secretary

Date

**CORONA LAURELWOOD HOMEOWNERS ASSOCIATION
EXECUTIVE MINUTES
NOVEMBER 10, 2015**

MEETING NOTICE: Upon notice given and received, an Executive meeting of the Board for Corona Laurelwood Homeowners Association was held on November 10, 2015 at 7:01 PM, at the Public Library, 650 S. Main Street, Corona, CA 92882.

CALL TO ORDER: The executive meeting was called to order at 7:01 p.m. by Matt White, President.

ATTENDANCE: Directors Present: Matt White, President
Susan Beaver, Treasurer
Pat O'Herron, MAL

Management Present: Meghann Chisholm and Alec Robbie
from Diversified Association Management.

MINUTES: Upon a motion made by Susan, seconded by Pat, and carried, the Board approved the minutes of the October 2015 Executive Meeting.

PERRY LAW FIRM: The Board reviewed a status report and recommendation submitted by the Perry Law firm for acct# 0153-03. The Board approved the recommendation for the pursuit of a judgement and then proceed with a judicial foreclosure.

**DELINQUENCY
REPORT:**

The Board reviewed the delinquent history by account and approved the following:

- 1) Acct# 59-02- Payment plan defaulted. Has lien been filed?
- 2) Acct# 49-01- How much is owed? Please send to attorney.
- 3) Acct# 85-01- Approved pre-lien.
- 4) Acct# 159-01- Approved pre-lien.
- 5) Acct# 166-01- Write off amount.
- 6) Acct# 168-03- Lien approved.
- 7) Acct# 201-02- Obtain history from Remco.
- 8) Acct# 93-02- How far back does post-petition go?
- 9) Management to give report on all inactive accounts.

CONTRACT REVIEW: The Board discussed the deductible amount for the Master Insurance Policy and will look at renewable costs for the policy at lower deductible amounts.

ADJOURNMENT: With no further business to conduct the Executive Meeting was adjourned at 7:39 PM.

Respectfully submitted,

Secretary

Date