

Minutes
Deane Gardenhome Association Meeting
Huntington Beach, California

6:00 pm January 23, 2014
Hynes Residence
20292 Bancroft Circle
Huntington Beach, California 92646

I Roll Call

- Present: Nancy Oxner (VP), John Howell (T), Lore Hynes (S), Martha Werth (AG), Bobi Cuddihy Frany Carr (homeowner)
- Absent: Jim Edwards, Joe Mulvihill, Kevin O'Connor

II Approval of the Minutes of Preceding Meeting

John motioned to approved last meeting's minutes. Nancy Oxner seconded. The minutes were approved.

III Report of Officers

President's Report

Not present

Vice President's Report

Annual assessments have been mailed out to homeowners.

Secretary's Report

Lore showed the new ledger for tracking action items.

Treasurer's Report

Bobi Cuddihy has collected more outstanding dues; we now have only four homeowners that are in arrears.

John Howell made a motion to create a Board policy to put a lien on any property that is a year overdue in its fee payments. This lien will go on the property in February of the year following fee delinquency. Nancy Oxner seconded the motion.

IV Committee Reports

Architectural Committee Chair

The Wall on Bancroft and Hazelbrook (20331 Bancroft) has been painted.

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Landscape Committee Chair

- Martha discussed the different designs for the new signage for the entry walls. It is estimated that the total will be approximately \$10-11 thousand.
- The price to make minor repairs and paint all of the walls is \$3850, which includes the long walls along Bushard.

V New Business

- Discussion about Palm Tree maintenance and publishing a clarification as to what the Association is responsible for maintaining. We will table this for the next meeting.
- Discussion about including a request for updating Homeowners' landscaping requirements: 'Do Not Touch' or Full Service. Service should be explained to Homeowners. This discussion is tabled for the next meeting.
- The Nomination forms will be distributed by February 15. These can be hand dropped in the mail boxes, with the exception of rental properties. . We will ask Homeowners to update their email addresses.

VI Action Items

1. Lore will reserve Edison Recreation Room for either the 23rd or 24th of April.
2. Lore will generate the Nomination Forms and get them copied for distribution.
3. John Howell will determine the CA HOA requirements for the reserve amount in our bank account.
4. Nancy Oxner will contact Joe, Kevin ad Jim to determine whether they plan to continue on with the Board for the next year.
5. Martha will check with the City of HB to see if we need permits for installation of the new signage.
6. John Howell will write letters notifying the homeowners in arrears of a pending lien.

VI Adjournment -

Motion to adjourn was made by Nancy and seconded by Lore.
Meeting adjourned at 8:38pm

ATTEST: Kevin O'Connor, Joe Mulvihill