

Minutes
Deane Gardenhome Board Meeting
Huntington Beach, CA

7.16.14
Hynes Residence
20252 Bancroft Circle

Present- Jim Edwards, Martha Werth, Bobi Cuddihy, Lore Hynes, Ivan Hulka, Richard Boerner, Kevin O'Connor.

Not Present: John Howell, Joe Mulvihill

I. Welcome and Introductions

Our new board members were welcomed and introduced to the current board members. Last month's minutes were approved by Kevin O'Connor and seconded by Jim Edwards. From this date forward, future board meetings will occur on the second Wednesday of every other month. Future meetings will be held as follows:

DATE	TIME	LOCATION	NOTES
8/6/2014	6:00 pm	20252 Bancroft	Special meeting to collate and distribute the Annual Newsletter
8/13/2014	6:00 pm	20271 Eastwood	Regular Meeting
10/8/2014	6:00 pm	20312 Ramona	Regular Meeting
12/10/2014	6:00 pm	20251 Ramona	Regular Meeting
2/11/2015	6:00 pm	TBA	Regular Meeting
4/8/2015	6:00 pm	TBA	Regular Meeting

II. New Board Positions

President Kevin O'Connor read a summary of all board positions and positions were assigned as follows:

Ivan Hulka, President. Nominated by Lore Hynes, all in favor.

Richard Boerner, Vice President. Nominated by Kevin O'Connor, all in favor

Lore Hynes, Secretary. Nominated by Kevin O'Connor, all in favor

Kevin O'Connor Treasurer. Nominated by Lore Hynes, all in favor

Joe Mulvihill, Architecture Committee Chair. Nominated by Kevin O'Connor, all in favor

Jim Edwards, Member at Large. Nominated by Lore Hynes, all in favor

John Howell, Member at Large. Nominated by Kevin O'Connor, all in favor

III. Report of Officers

President

President Kevin O'Connor reported that he sent out a certified letter to the Homeowners of Lot 66 on Eastwood circle. The letter informs the homeowners that they must comply with CC&Rs Articles VII and VIII and allow termite exterminators access to the party wall on their property for extermination purposes.

Vice President

NA

Secretary

Lore Hynes reported that she received a phone call from a contractor working for the homeowner of Lot 105 on Ramona Lane. There is a similar situation with Termite Contractors needing access to a party wall that is shared between Lot 105 and 104. Lore will provide the contractor with the CC&Rs so that he can show the neighbors on Lot 104 that they have a legal obligation to allow access. If the owner does not respond cooperatively, a certified letter will be sent.

Treasurer

Treasurer noted that there are seven homeowners in arrears. Two of them are on payment plans and are making timely payments.

Architecture

As proxy, Kevin reported for Joe Mulvihill. Joe sent a report that the roofing materials for Lot 117 were approved as they are of similar color and style and assimilate well with the rest of the neighborhood.

Landscape

Martha reported that the new entryway signs have been completed. The signs were a culmination of a three year budget plan specific to the improvement of the signs. There was extensive termite and dry rot damage to one of the walls. Both walls were retrofitted and repaired. We will also be painting all of the Association walls this Summer/Fall.

IV. New Business

1) Goals for this year include:

- Amend Bylaws to allow members to serve more than two terms. This has become necessary due to the shortage of volunteers.
- Establish a website with the goal of providing pertinent information to homeowners

2) All common walls will be repainted and repaired at the time of fall replanning in September 2014.

3) Sprinkler repair will be done on the the Brinkman property at 20292 Bancroft Circle

V. Action Items

- Lore Hynes will draft up the annual newsletter and distribute to other members via email. Members will add in more information as they see fit.
- Once finalized, Jim Edwards will take the newsletter to be copied.
- Joe Mulvihill will sent letter to the owner of 9402 Candlewood requesting that they finish the painting on the exterior of their property
- letter or phone call to homeowner at 20251 Eastwood to notify them that we will paint their front wall in Cottage White. If they would like to have another color, they may paint it at their own expense. We will ask for a response by August 15, 2014.
- Adjournment

Meeting adjourned 8PM by Kevin O'Connor

ATTEST: Ivan Hulka, Kevin O'Connor