

Minutes
Deane Gardenhome Board Meeting
Huntington Beach, CA

8.13.14
Edwards Residence
20271 Eastwood Circle

Present- Member at Large Jim Edwards, Acting Accountant Bobi Cuddihy, Secretary Lore Hynes, President Ivan Hulka, Treasurer Kevin O'Connor, Architecture Joe Mulvihill, Resident John Hodge, Resident Michael Lowman

Not Present: Richard Boemer [VP], Martha Werth [Landscape]

The Minutes of the July 16 2014 were approved by Kevin O'Connor; seconded by Jim Edwards

I. Special Business

Resident Michael Lowman [Lot 67] came to discuss CCR rules when party walls are involved. The Lowans were having their house tented and were not allowed access to the neighboring property as per CCRs Section 5 "Easement of Entry." The termite company was able to cover the wall without entering neighbor's property. It was agreed that after having already sent a letter to the homeowner (see July 16 2014 minutes), the HOA Board would have no further input.

II. Report of Officers

President

- Ivan Hulka reports that Homeowners of 9282 Hazelbrook reported dents and peeling stucco on the common walls. These are scheduled to be repaired and painted this coming fall.
- John Howell has resigned from the board.
- New meeting rules submitted (appended to these minutes). Lore Hynes motioned to approve, Kevin O'Connor seconded; all were in favor.
- Introduction of John Hodge. Mr. Hodge was on the ballot and in third place. Greg Doud was not interested in serving. With the resignation of Mr. Howell, we are recruiting Mr. Hodge to be a member at large. Mr. Hodge will give his answer by the next board meeting

Vice President

Richard Boemer is out of town.

Secretary

- Lore Hynes reported that Mr. Boemer still needs to go to Union Bank to become a signer.
- Mr. Boemer will request that the bank add Bobi Cuddihy's name to enable her to call and ask questions about the account status.
- Mr. Boemer will request that all Deane Gardenhome accounts be put onto one monthly statement.

Treasurer

- Homeowners currently in arrears; two are on a payment plan.
- Will be sending the delinquency policy to delinquent homeowners with the September invoice

Architecture

Joe Mulvihill had nothing to report.

Landscape

Not present

III. New Business

- The board has set a goal to have a website up and running by the end of the year.

IV. Action Items

- All members to look at HOA websites to get an idea of how we would like ours to appear.
- Lore Hynes to draft letter for Richard Boemer to take to Union Bank.
- Bobi Cuddigy to send Sharon's quote to all board members
- Lore Hynes to deliver documents for Richard Boemer to take to bank
- Get bids from other Website developers

V. Adjournment

- 7pm: Motion to adjourn meeting by Ivan Hulka; seconded by Lore Hynes; all in favor

ATTEST: Kevin O'Connor, John Hodge

Meeting Ground Rules for Deane Garden Board Meetings (1.0)

1. Only one person speaks at a time; no one will interrupt while someone is speaking. (I suggest : write a note if you like to ask/ comment , so you don't forget)
2. Each person expresses their own views, rather than speaking for others at the table or attributing motives to them.
3. Avoid grandstanding (i.e., extended comments/speaking), so that every one has a fair chance to speak. (and we finish within one hour)
4. No personal attacks. Challenge ideas, not people.
5. Everybody agrees to make a strong effort to stay on track with the agenda and to move the deliberations forward.
6. Everybody will seek to focus on the merits of what is being said, making a good faith effort to understand the concerns of others. Questions of clarification are encouraged.
7. Everybody will follow the “no surprises” rule. Concerns should be voiced when they arise, not later in the deliberations when a “surprise” objection is raised.
8. Get to the “Point”, so it is fast and clear .
9. Board, can modify or add this rules as needed.