

**Agenda**  
**Annual Meeting**  
**Deane Gardenhome Association**  
**Edison Community Center**  
**May 5, 2015**  
**Huntington Beach, CA**

Meeting called to order at 7:03 pm

## I. Welcome and Introductions

- General membership attendance appended to these minutes.
- Board members in attendance: Ivan Hulka, Richard Boerner, Kevin O' Connor, Lore Hynes, John Hodge, Joe Mulvihill, Jim Edwards.

## II. Approval of Minutes

- Kevin O'Connor motioned to approve minutes. John Hodge seconded. All in favor.

## III. Election Results

- Scott Abeyta 47 votes, Pat Henry 25 votes
- Scott Abeyta is the new DGHOA board member

## IV. Report of Officers

### President

- President reported that there are homeowners who will not allow exterminators access thier property for fumigation of the neighboring property. Member Ina Barnett mentioned that she has an exterminator who will not require going onto neighboring properties. She will provide the reference to Ivan Hulka.

### Vice President

- Richard Boerner reported that we are still looking for Tax ID in order to set up our online bank access.

### Treasurer

- Kevin reported to the members that our new bookkeeper charges \$560/quarter

### Secretary

- Lore Hynes had nothing to report.

### Architectural Committee

- New fence on Deervale is coming into compliance as they covered the opening in the fence with slats.

## Landscape Committee

- Martha Werth reported that in the past year the tract walls have been repaired and painted, we have created a website and have replaced the entry signs.

## V. Last Meeting's Action Items

- **Richard Boerner**

- ~~Go to Union Bank to initiate online access.~~ **Done.** Richard stated that the bank needs us to provide our Tax ID number.

- **Lore Hynes**

- Draft a delinquency policy blurb for invoicing; will send to Tammy: **PUSH FORWARD**
- Send out the "Approval for Payment" pages to board members **DONE**
- Secure Edison Community Center room for annual meeting **DONE**
- Email Concord Escrow re: unpaid invoice. **DONE**
- ~~Draft the nomination forms with special notice that volunteerism keeps dues down and meet and greet invitation to new homeowners.~~ **DONE**

- **Joe Mulvihill**

- Letter to neighbor on Ramona regarding painting that needs to be maintained (forwarded from last meeting). **PUSH FORWARD**
- Research changing By-Laws to change the terms for board members: **PUSH FORWARD**

- **Kevin O'Connor**

- Create budget with Trendline. [Tammy was to have sent you the Trend Report]. **PUSH FORWARD**
- Send letters out for non compliance [forwarded from last meeting] **PUSH FORWARD.** (Kevin has drafted letters and will send out).

## VI. New Business / Open Discussion

- A commercial truck violating CCRs was reported on Adrien Circle.
- Ina Barnett mentioned that some homeowners are in violation of neighborhood CCRs for having items stored on their driveways. Kevin O'Connor will write letters to those homeowners in violation. [A]
- There was also a discussion that the homeowners need to be aware of the city code for removing trash cans from view.
- Kevin O'Connor volunteered to call the city to have them enforce the code. [A]
- Joe Mulvihill reported that there has been suspicious activity on Shelter Lane. He suggested putting the non emergency police number on the website. Lore Hynes will have Sharon Buckley put the number up on the website. [A]
- A community member mentioned that some palms need to be trimmed on Candlewood, as they interfere with sidewalk space. Martha Werth offered to contact the landscapers to trim these plants. [A]
- Homeowners on 20321 Deervale will remove their Sago Palm
- Ina Barnett, Patrick Stanton and Bart Landsman have volunteered for Architectural Committee. Joe remains the Chairman.

## VII. New and old Action Items to be completed

- Lore will provide Tammy Becker with a delinquency note for invoices. [OLD]
- Kevin will send Non compliance notices
- Kevin will have Tammy provide him with trendline
- Kevin will create budget with trendline
- Joe Mulvihill will send letter to neighbore regarding painting that needs to be maintained [OLDx2]
- Joe will research By-Laws to change terms for board members. [OLD x2]
- Kevin O'Connor will notify city that trash can codes need to be enforced.
- Lore will check website to ensure Police number appears
- Martha Werth will contact landscapers to trim palms on Candlewood.

## VIII. Adjournment

Joe Mulvihill motioned to adjourn meeting at 8:10; Kevin O'Connor seconded the motion.

Meeting adjourned at 8:10 pm.

# Attendee List Annual May 5, 2015

Deane Gardenhome Association

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Lot	Name	Address	Phone	email
115	Fanny Lee Carr	20252 Ramona Ln.	714-968-3187	TheFransierC2@aol.com
50	Jean Hodge	9372 Hazelbrook	714-964-3854	Jhodge1@aol.com
137	Doris Holland	20301 DEERVALE	949-307-6719	Hygirholland@aol.com
	Dora + Jackie Landsman	20332 Ramona Ln	714 514-7946	darjag@msn.com
114	Ina Barnett & Fred Kruger	20272 Ramona Ln (M)	714-404-9695	inabarnett122@yahoo.com
138	Sheila & Michael Krussman	20321 Deervale (S)	949 422-2724 949 395-9800	Sheila 4 HK@MSN.com
51	Pat Henev	9392 Hazelbeam Drive	714-962-1509	daveandpatheney@yahoo.com
81	Mr <del>Hynes</del> Hynes	20252 Bancroft Circle	714-323-4924	heyloree@gmail.com
	Patrick Stanton	20212 Deervale	(714) 425-4138	Patrick Stanton@gmail.com