

**FIRST VILLAGE COURT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS BUDGET MEETING
MINUTES
WEDNESDAY SEPTEMBER 1, 2009 – 6:0PM
POOLSIDE/CLUBHOUSE**

Persons Present:

Tan Bui, President
John Norris, Secretary
Adelaide Wavra, Treasurer
Frank E. Jauregui, Paradigm Association Management Group

I. CALL TO ORDER

With a Quorum of the Board being present, the Regular Board of Directors Meeting for First Village Court was called to order at 6:25PM

First: Adelaide Wavra

Second: John Norris

All Approved

II. CONSENT CALENDAR

Approval of Minutes

The Board of Directors was presented with the Draft Copies of Regular Meeting Minutes for November 26, 2008; Governing Documents Meeting Minutes for March 4, 2009 and Reconvened Governing Documents Meeting Minutes for March 23, 2009. The Board of Directors approved all representing Minutes for inclusion into the Association Records.

First: John Norris

Second: Tan Bui

All Approved

Approval of Financials

The Board of Directors was presented with the Financials for January 2009, February 2009, March 2009, April 2009, May 2009, June 2009, July 2009 along with the Status of Collections for the Association. At this time, the Board has tabled the acceptance of these Financials until further explanation on certain charges can be explained.

No Motion Necessary

Liens/Foreclosure Approvals

The Board of Directors was presented with information regarding two (2) Delinquent Homeowners that have substantial amounts due to the Association. During the course of the Regular Board of Directors Meeting, the Board has read aloud and approved of the following actions:

Approval of Lien on Account #370963 for Delinquent Assessments to Association

Approval of Lien on Account #370982 for Delinquent Assessments to Association

First: Adelaide Wavra

Second: Tan Bui

All Approved

III. HOWEOWNERS FORUM

The Board of Directors opened the floor for the Membership to provide any information to either the Board or Management Company. Some of those items that were discussed were issues with noise disturbances, issues with trash cans, landscaping maintenance, public parking, pool use and possible traffic enforcement.

IV. NEW BUSINESS

Reserve Study Bid Proposal

The Board of Directors was presented with the Bid Proposal for a Full Inspection Reserve Study to be provided by Barrera and Company. Per Civil Code § 1365.6 (e), all Associations, regardless of size, must prepare a Reserve Study of the life expectancy of the Association's Common Area Components. The Board has approved and chosen Option #5 (Full Study w/ 2 Financial Updates).

First: John Norris

Second: Tan Bui

All Approved

V. OLD BUSINESS

A. Noise Disturbances

The Board of Directors discussed what can be done to control the amount of Noise Disturbances that are currently the issue within the Community. The Board has authorized Management to begin calling Members into Hearings for the levying of Fines.

First: Adelaide Wavra

Second: Tan Bui

All Approved

B. Trash Cans

The Board of Directors discussed the ongoing issue of Trash Cans being left out longer than a day after initial pickup on Wednesdays. The Board has authorized Management to begin calling Members into Hearings for the levying of Fines.

First: Adelaide Wavra

Second: John Norris

All Approved

C. Landscaping Maintenance

The Board of Directors discussed the ongoing issue of Landscaping along with random trash being left uncared for by Homeowners. The Board has authorized Management to begin calling Members into Hearings for the levying of Fines.

First: Adelaide Wavra

Second: Tan Bui

All Approved

D. Public Parking

The Board of Directors discussed the ongoing issue of overcrowded parking and illegal double parking in the Cul-de-sac's. The Board has asked Management to speak with Simi Valley Parking Enforcement to begin inspections of the Community for these parking violations. Also to send notice to Members to advise of this coming action from Simi Valley Parking Enforcement.

No Motion Necessary

VI. NEXT MEETING

Scheduled Meeting Date: Tuesday October 13, 2009 at 6:00pm – Community Clubhouse

VII. ADJOURNMENT

With there being no further business to discuss, the Board of Directors for First Village Court Homeowners Association adjourned the meeting at 7:15PM

First: Tan Bui

Second: John Norris

All Approved

John Norris/Secretary _____ Date: _____

(Copy to Escrow File, Corporate Minutes File and HOA Docs)

VIII. EXECUTIVE SESSION

The Board did not hold an Executive Session.

DRAFT