

**VINA DEL MAR HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**MINUTES
APRIL 1, 2010
7:00 PM**

315 ARNEILL ROAD, STE 204, CAMARILLO, CA 93010

I. CALL TO ORDER/ROLL CALL

The meeting was called to order by President Richard Lucas at 7:09 PM. Also present were Dennis Ciapura, George Tidd, Bob Merritt and Richard Heath.

ANNUAL MEETING - a quorum was not established for the Annual Meeting. President Richard Lucas asked the non-Board member owners present if any would volunteer to count Ballots in the Anchor office at a later date. Dan Mills and Barry Dodd volunteered to do so. Manager will email them with details.

II. HOMEOWNER COMMENTS – 6 other homeowner was present and shared their comments and concerns.

III. APPROVAL OF MINUTES - MTA by Dennis Ciapura the minutes of February 4, 2010, second by Bob Merritt. Approved

IV. TREASURER'S REPORT – February 2010 presented by Treasurer Dennis Ciapura. Report accepted.

V. BOARD BUSINESS:

A. 689 Corte Sol – Pres. Lucas explained that this owner asked that a Eucalyptus tree behind his property be removed because he believes it has shallow roots and is in danger of falling. Manager asked ValleyCrest to look at tree. Their report indicates that tree is small, safe and not in danger of falling but that it should be trimmed in the fall.

Drain issue – Board had previously agreed to have this area planted in the spring. Manager will obtain proposal from ValleyCrest.

B. 2009 'draft' financial review – MTA by Bob Merritt, second by George Tidd. Approved.

C. Water usage spreadsheet – reviewed by Board.

D. Correspondence with ValleyCrest – re: workers not working. Reviewed. No action.

THE FOLLOWING ITEM WAS ADDED TO AGENDA:

E. Lien – lot # 76 is delinquent and levying a lien is recommended. MTA by George Tidd to record lien on this lot, second by Bob Merritt. Approved.

VI. NEXT MEETING DATE – to be decided.

VII. ADJOURNMENT TO EXECUTIVE COMMITTEE MEETING – The Board adjourned to Executive Session to discuss delinquencies, violations and legal matters. The meeting was adjourned at 7:58pm.