

CARRIAGE HILL RESIDENTS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 26, 2009
Carriage Hills South Clubhouse, Richmond, CA

Present: Alan Heynssens, Kaye McKleroy, Judie Lowman, Lin Conrad, Sharon Collins

Absent: None

Management: Not Present

Members: None

Guests: None.

1. CALL TO ORDER: The regular session was called to order at 6:50 PM by President Kay McKleroy following Executive Session.
2. FORUM – None
3. APPROVAL OF MINUTES: MSC (Conrad/Heynssens) to accept minutes of April 14, 2009, Regular and Executive Session.
4. Hearing Results from April 14, 2009 Meeting:
 - 5478 Tandem – no fine. Owner complied by removing port-a-potty, truck and debris.
5. FINANCIAL REPORT
 - a. M/S/C (Lowman/Heynssens) to accept Balance Sheet, Charges and Expense Summary, Expense Detail
 - b. Board agreed to not send newly noted delinquent owners to ASAP Collection Services until further review by new management company (Association Communications, Inc).
 - c. M/S/C (Lowman/Conrad) – to have Association Communications, Inc (new Management Company) contact First Bank to not acknowledge checks prepared by CIMS, effective may 14, 2009.
 - d. Lowman noted CD renewal for June meeting. Bank Reconciliation report incomplete to monitor accounts.
 - e. Collection and lien approval for 120 day delinquent accounts only subject to Board approval.
 - f. ASAP Case # 09-03233 (HOA # CHR 008-0631-02) sent to collections without board approval.
 - g. ASAP Case #08-05301 (HOA#0475 01) has requested a meet and confer. McKleroy to set up.
 - h. Delinquencies and ASAP report reviewed. CIMS did not provide, as requested, a detailed accounting of HOA foreclosure ‘bad debt’.

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6. COMMITTEE REPORTS

- Landscape Committee - D&H proposal (approved electronically) for periphery clean-up at 5401 Hackney.
- MSC (Lowman/Heynssens) to approve weeding of Carriage Dr. fire entrance trail.
- Community Liaison Report – McKleroy reviewed Neighborhood Council community updates. Next meeting is June 8, 2009. McKleroy sent correspondence to Contra Costa County regarding environmental and traffic impact if Rancho Verde Development (1255 Castro Ranch Rd.) is developed. Collins reported meeting at Gioia's office May 12 was productive as City officials and County are working together to improve garbage clean-up along Castro Ranch Rd., more specifically Paul Wang property.
- Architectural Review Committee – A. Heynssens reported receiving no new applications. Board reported Coach Dr. residence began painting – no application received.

7. OLD BUSINESS & NEW BUSINESS

- Board to meet June 8th and June 15th to review newly drafted CC&R's and By-laws as prepared by Berding & Weil.
- Board requested 'Street Paving' be added to June agenda.

8. SITE INSPECTION LOG/VIOLATION NOTICE LOG – Reviewed.

9. ADJOURNMENT – 8:30 pm

Respectively submitted, Sharon Collins, rotating Secretary