

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 29, 2012**

NOTICE: Upon due notice given and received, the Board of Directors meeting of Venturanza Del Verde Community Association was held November 29, 2012.

CALL TO ORDER: The meeting was called to order at 6:04 p.m.

DIRECTORS

PRESENT: George Waibel.....President
John Monje.....Vice President
Leslie Dey.....Secretary/Treasurer
Louis Mahoney.....Member at Large
David Ko.....Member at Large

ALSO PRESENT: Peggy Shaw..... GWPM

HOMEOWNERS

FORUM: Discussion held on parking problems in courtyard.

David Ko inquired about cement in front of his unit. Alan Potruch will walk next week and look at problem. 2911 Ballesteros.

**IMPORTANT
BUSINESS:**

A motion was made by Louis Mahoney, seconded by George Waibel and carried to keep same positions on the Board of Directors.

A motion was made by George Waibel, seconded by John Monje and carried to approve appointing Leslie Dey as a member of the Board of Directors to fill the open position.

MINUTES: A motion was made by Louis Mahoney, seconded by John Monje and carried to approve the Meeting Minutes of October 25, 2012 as written.

**FINANCIAL
REPORT:**

A motion was made by John Monje, seconded by George Waibel and carried to approve Financials for October 2012 as submitted.

DELINQUENCIES: Discussed.

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NEW BUSINESS: A motion was made by Leslie Dey, seconded by Louis Mahoney and carried to approve CPA Schonwit's proposal for taxes and audit.

GWPM to write Bay Alarm not to call George Waibel from 10PM to 8AM.

GWPM to write 2913 Ballesteros on the following:

1. Not picking up newspaper in front of garage door – weeks pile of newspaper.
2. Cease hanging rugs/clothes on balcony railing
3. According to CC&Rs units must be leased to one family

GWPM to write Carlos Gomez of 2944 Ballesteros with rules of satellite dish installation.

GWPM to have McCarthy Roofing remove satellite dish on roof of 2962 building.

GWPM to have Christmas lighting repaired not working properly.

GWPM to update termite report talley.

Newsletter item for January billing:

“All satellite dishes must have an architectural form submitted with the placement of satellite dish in advance of installation. Any satellite dish installed without architectural committee approval will have the dish removed and held for one week and then removed from premises. Dish mount must be free standing on a tripod.”

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ADJOURN: Meeting adjourned at 7:10 p.m.

ATTEST: Respectfully submitted by:

Alan Potruch, Association Manager

APPROVED:

Chairperson of the Meeting
President of the Association

SECRETARY'S CERTIFICATE

I, _____, the duly elected and acting Secretary of the Venturanza Del Verde Community Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the Minutes of the Board of Directors meeting held November 29, 2012 as approved by the Chairperson and President of the Association.

Dated

Secretary