DOMINGUEZ HILLS VILLAGE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING – REGULAR SESSION

JULY 20, 2006

DOMINGUEZ HILLS VILLAGE CLUBHOUSE

M I N U T E S

DIRECTORS PRESENT

Twain Summerset
Sabrina Warrington
Helen Abernathy-King
Denice Price
Charles Thomas
Scott Suhr
Antonio Magorno

MERIT PROPERTY MANAGEMENT, INC.

Kevin Pennington, District Manager
Jeff Lee, Community Manager
Catonya Wilson, Facility Administrator

I. CALL TO ORDER

The Regular Session of the Dominguez Hills Village Community Association was called to order at 6:15 p.m. by Board President Charles Thomas.

II. EXECUTIVE SESSION

An Executive Session meeting was held immediately prior and subsequent to the Open Session meeting. Matters discussed included member discipline, matters relating to the formation of contracts with third parties and potential litigation.

III. COMMITTEE REPORTS

A. Rules and Safety Committee

Frances Haywood provided a statement on behalf of the Rules & Safety Committee, and Charles Thomas responded to questions raised by the committee.

B. Master Architectural Committee

Master Architectural Committee representative Al Rowland was present to provide a summarized Master Architectural Committee report to the Board members and homeowners in attendance.

C. Landscape Committee

Charles Thomas read the written statement that was provided by the landscape committee.

IV. HOMEOWNER FORUM

The Board provided the opportunity for homeowners to submit speaker slips to have the opportunity to present issues to the Board and homeowners in attendance. The board responded to the homeowners in attendance with any information currently available relating to the topics presented.

The Regular Session was temporarily adjourned at 8:47 p.m. and reconvened at 9:14 p.m.

V. CONSENT CALENDAR

Motion: Summerset
Second: Abernathy-King

Resolved: That the Board approves Consent Calendar items A and B as presented.

A. June 15, 2006 Regular and Organizational Session Minutes

Resolved: That the June 15, 2006 Regular and Organizational Session Minutes dated June 15, 2006 be approved as presented.

B. Financial Statements

1) May 31, 2006

Resolved: That the consolidated financial statement and bank reconciliations dated May 31, 2006 be approved as presented. This statement reflects $32,970.99 in operating funds and $828,898.85 in reserve funds, $188,971.00 in unfunded reserves, $50,575.63 in owners receivable, for total assets of $1,101,076.47; To reflect a **year-to-date net equity increase of $8,720.71** and year-to-date reserve funding of $82,813.31 including interest, as compared to a budget of $173,792.00.

B. Delinquency Action Authorization

Resolved: That, in accordance with the revised delinquency policy which was mandated by changes in California Civil Code, the board authorize the placement of liens with the following accounts: 0047-02, 0119-01, 0135-02, 0186-01, 0282-01, and 0464-02.

Ayes: 4
Nay: 0
Abstain: 2 (Thomas, Magorno) *Denice Price was not in the room for this vote.

The motion carried unanimously

VI. OLD BUSINESS

A. REVISED POST ORDERS

The board reviewed the draft revised post orders and tabled this item pending further review.

B. MAILBOX RELOCATION

Motion: Thomas
Second: Summerset

Resolved: That the board approve the relocation of the mailbox clusters located on Nutwood, Yellowwood, and Elderberry as outlined on the proposal provided by Carasso Construction at a total cost of $5,470.00

Ayes: 5
Nay: 1 (Magorno)
Abstain: 1 (Denice Price was out of the room for this vote)

The motion carried unanimously

C. TECHNICAL COMMITTEE RECOMMENDATIONS

The board discussed the tasks that had been assigned to the ad-hoc Technical Committee and clarified that the follows issues were to be addressed by the committee:

- Surveillance Cameras
- ID Cards/Access Cards
- Internet Access
- Phone Line Consolidation

The board requested that the committee approach the various issues with a holistic perspective such that all systems could be integrated to the appropriate degree.

D. ID CARD POLICY

Motion: Summerset
Second: Abernathy-King

Resolved: That the board approve the draft ID card policy as distributed to the membership, incorporating minor revisions as requested by the membership, for distribution to the membership and implementation as of October 1, 2006.

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously

V. NEW BUSINESS

A. CALENDARED AGENDA ITEMS

1. Unauthorized Solicitations/Parties in the Parks

The board discussed this item and instructed management to inquire with association counsel regarding the current regulations on file that would apply to solicitations conducted within the community, including those conducted by homeowners.

2. Speed Limit on Oakhill Circle

Motion: Thomas
Second: Abernathy-King

Resolved: That the board authorize and instruct Carasso Construction to install four (4) additional "STOP" signs and three (3) "Kids at Play" signs and the remaining "25 MPH Speed Limit" signs currently in storage at the locations outlined on the map provided by the board.

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously.

3. Vehicle Decals

Motion: Thomas
Second: Price

Resolved: That the board authorize and instruct management to purchase new vehicle decals for the community, provided that the decal numbers begin at 2000, and that the decals are reflective. The implementation of the decal change-out will be addressed at a later date under an alternate board resolution.

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously.

4. Rule Enforcement Policy/Fine Schedule

The board discussed the current rule enforcement policy and deferred the issue of revision of such policies the Enforcement Review Committee.

B. UNSCHEDULED ITEMS

1. O'Connell Landscape Proposals

Motion: Suhr
Second: Warrington

Resolved: That the board approves the proposal as provided by O'Connell Landscape totaling $3,726.00 for seasonal color. Additionally, the board resolves to empower the Landscape Committee to authorize the expending of funds not to exceed two thousand dollars ($2,000.00) per month for landscape replacement.

Ayes: 5
Nay: 0
Abstain: 2 (Summerset, Abernathy-King)

The motion carried.

2. Homeowner Reimbursement Requests

A. 1240 Lemon Court

Motion: Thomas
Second: Abernathy-King

Resolved: That the board denies the request of the homeowner at 1240 Lemon Court for reimbursement of charges related to the towing of her vehicle.

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously.

B. 1223 Cypress Circle

Motion: Thomas
Second: Abernathy-King

Resolved: That the board denies the request of the homeowner at 1223 Cypress Circle for reimbursement of charges related to the towing of her vehicle.

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously

C. 1035 Autumn Leaf Court

Motion: Thomas
Second: Abernathy-King

Resolved: That the board denies the request of the homeowner at 1035 Autumn Leaf Court for reimbursement of charges related to the towing of her vehicle.

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously.

C. COMMITTEE APPOINTMENTS

Motion: Thomas
Second: Suhr

Resolved: That the board appoint the following individuals to the Enforcement Review Committee:

- Miyoshi Taylor
- Gary Zinger
- Ralph Fulton
- Sabrina Warrington
- Susan Suhr

It is additionally resolved that the board appoint Al Rowland to the board position left vacant by the resignation of Tony Magorno, effective August 1, 2006.

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously

Motion: Thomas
Second: Magorno

Resolved: That the board appoint the following individual to the Master Architectural Committee:

- Eric Culberson

Ayes: 7
Nay: 0
Abstain: 0

The motion carried unanimously

Motion: Thomas
Second: Magorno

Proposed Resolution: That the board appoint the following individual to the Master Architectural Committee:

- Susan Culver Suhr

Ayes: 3 (Warrington, Suhr, Magorno)
Nay: 3 (Abernathy-King, Price, Summerset)
Abstain: 1 (Thomas)

The motion failed.

D. OTHER BUSINESS

Motion: Suhr
Second: Thomas

Resolved: That the board authorize the bidding out of the general counsel services for the association, contingent on the understanding that the Thomas issue will continue to be handled by current counsel.

Ayes: 6
Nay: 1 (Summerset)
Abstain: 0

The motion carried.

VI. NEXT MEETING

The next Open Session Board of Directors meeting is scheduled for Thursday, August 17 20, 2006, at 6:00p.m. at the Community Clubhouse.

VII. ADJOURNMENT

There being no further business to come before the Board in Open Session, the meeting was adjourned at 12:55 a.m. on Friday, July 21, 2006

APPROVED:_____ DATE:_____