

VILLAGE HOMES NORTH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 31, 2007

Baker Residence

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| Present: | Jay Akers | President |
| | Gary Baker | Treasurer |
| | Larry McClements | Vice President |
| | Joanne Wheeler | Secretary |
| | Ray Bailon | Director |
| | Kristy Bowman | Crown Management |
| | Joe Hackler | Diamond Resources |
| | Jesse DeShazer | Diamond Resources |

The meeting was called to order at 6:36 p.m.

Diamond Resources Presentation

Representatives from Diamond Resources (Joe Hackler and Jesse DeShazer) present to discuss bids for demolition of pool shade structure and rebuild of pool shade structure. The difference between the two bids was talked about. Bid #1 was for complete rebuild of structure. Bid #2 was for demolition of the shade structure, but leaving the stucco wall intact. Cap electric at the wall. Diamond advised that the stucco wall was sound. All work to be "turn key" operation. Discussion ensued regarding placing rebuilt shade structure in different portion of pool area; Diamond Resources to prepare plans for this. It was Diamond's opinion that if the pool structure is going to be demolished, then the stucco walls should be taken out (bid #2).

Board asked Diamond for estimate to demolish existing shade structure and stucco wall, plus build open shade structure in another portion of the pool area. Joe Hackler estimated approx. \$19,000 for this work. 3-4 days to accomplish demolition portion. Two weeks total for demolition and completion of new shade structure. Board asked management to inquire into costs for canvas shade cover from Superior Awning in Van Nuys.

Lengthy discussion ensued regarding whether contractor was needed for demolition and possibility of board with help from homeowners competing the demolition of the pool structure on their own. Board will meet at pool area and choose area where new pool structure could be built. Management will check with attorney as to liability issues regarding homeowners and board members doing their own demolition project.

Lien Actions

Homeowner 013107-VH-001 presented for lien action.

Motion: Larry McClements
Second: Joanne Wheeler

Resolution: Authorize and approve filing lien action.

Motion Carried: 5-0.

Homeowner 013107-VH-002 presented for lien action.

Motion: Larry McClements
Second: Joanne Wheeler

Resolution: Authorize and approve filing lien action.

Motion Carried: 5-0.

CC&R Enforcement

Brief discussion on the topic of CC&R enforcement. Board approved easing into CC&R enforcement. Gary Baker will give management company guidelines on which violations will receive a note to the file only on the first time they are seen. If these violations exist on the next month's tour, then they will receive a first time warning letter. It was determined that basketball hoops and backboards installed must be approved by the architectural committee.

Election Procedures

Board had previously tabled Election Procedures at past two meetings.

Motion: Larry McClements
Second: Joanne Wheeler

Resolution: To accept and approve new Election Procedures.

Motion Carried: 5-0

Open Forum

Homeowner present discussed broken bricks on paseo system, condition of pool area and sign that has been knocked over in children's play area. Board would like next newsletter to mention vandalism problem over at the pool area – signs ripped and hooks stolen. Management to contact Mrs. Auer who expressed interest at the October meeting regarding becoming a member of the architectural committee. Need to determine if she would like to join the committee. If she joins Mr. Goldman on the committee, then Gary and Jay will remove themselves from architectural committee.

Regular Session adjourned into Executive @ 8:01 p.m.

To discuss homeowner issues and third party contracts.

Regular Session reconvened at 8:59 p.m.

The President announced that homeowner issues and third party contracts were discussed during executive session.

There being no further business, the meeting was adjourned at 9:00 p.m.

Joanne Wheeler, Secretary