
TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
MINUTES
of the Organizational Meeting of the Board of Directors held
November 15, 2014

The meeting began at 1:00pm. The following Board Members were present: Robert Shinno, Jeffrey Davidson, Kevin Kim, Ronald Jacobsen and Melonie Gale. Management (ceosd.net) was represented by Scott Crowder and Santina Sandoval (who acted as Chair with the consent of the Board).

BOARD OFFICERS were elected as follows [BMBR]:

President: Rob Shinno
Vice President: Kevin Kim
Secretary: Melonie Gale
Treasurer: Ron Jacobsen
Director at Large: Jeff Davidson

MANAGER'S REPORT: Santina updated the Board on status of: Leak into Garage from 101/103 [1004]; Unit 103 Floor Repair [1010]; Garage Pipe Corrosion [1014]; Roof Maintenance [1001]; Fire Inspection [1009]; and the Elevator Problems [1011].

The following two items passed as part of the CONSENT AGENDA: FINANCIAL STATEMENTS for period ending 09/30/14 were accepted and MINUTES of the Board Meeting held 10/23/2014 were approved.

BANKING [BANK]. Management to ensure that Reserve Transfers of \$2800 per month are made for Sept/Oct/Nov. On a motion by Rob it was approved by all to renew the \$35K Morgan Stanley CD coming due in December 2014 for another six months. Signature cards need to be updated.

NEXT BOARD MEETING [BDMT] will be held Monday, 12/08/2014 at 6:30pm in the management company's conference room at 3737 5th Av, Suite 204 (bank parking lot is paid parking in the evening).

LEGAL COUNSEL: On a motion by Rob, the Board unanimously agreed to change Legal Counsel to Epsten Grinnell and Howell and ask them to transfer records from Ken Dillingham. [ATTY]

FOUNTAIN: On a motion by Kevin, the Board, by consent, decided to keep the courtyard fountain on. [1008]

INTERCOM [COMM]: On a motion by Rob, which passed by consent, the Board agreed management could issue gate codes to vendors, but not Members or Residents.

2015 BUDGET [BDGT] is to be prepared by ceosd.net. The Board will approve the budget by email vote.

BOARD MEMBER CODE of CONDUCT [1015]: Tabled.

DRAIN LINES INTO GARAGE: Kevin moved to have management contract for a camera inspection of drain lines. [1014]

OLD INVOICES. DILLINGHAM & ASSOCIATES invoice for legal services was approved for payment (by consent) [1016]. A GARAGE & GATE STORE invoices from 2012 was not approved for payment until the Board reviews prior minutes.

MOVE IN/OUT RULE: Management was tasked to draft a Move In/Out Rule [1012].

RESERVE STUDY: Management to seek bids for a full study to be completed in 2015 [RESV].

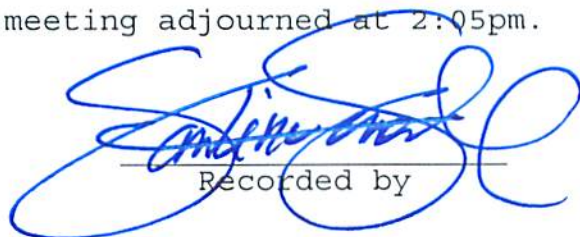
TERMITE INSPECTION: Management was tasked to seek bids for a complete inspection of the interior of all units for evidence of termites [1019].

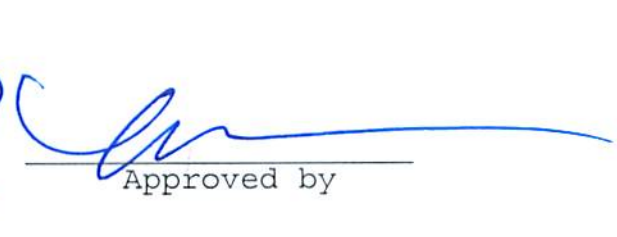
SPIDERS [PEST]. Management tasked to call monthly pest control service to spray for spiders.

TREE TRIMMING [1020]. Management tasked to trim seedlings from trees in front of the building.

LANDSCAPING [LAND]. Management tasked to have broken sprinkler head fixed in front of building.

The meeting adjourned at 2:05pm.


Recorded by


Approved by