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TREVI VILLA HOMEOWNERS ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
March 27, 2015

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The meeting began at 6:30pm. The following Board Members were present: Robert Shinno (Chair), Jeffrey Davidson, Kevin Kim, Ronald Jacobson, and Melonie Gale. Management (ceosd.net) was represented by Scott Crowder.

OPEN FORUM. Owners were concerned about termites in the attic areas; compliments given to new Board of Directors and management. [OPEN]

WINDOW GUIDELINES PROGRESS REPORT presented by Alan Bestall. Alan worried that CC&Rs may require the Association to replace the the French Doors on balconies (Exhibit A page3) and such an expense was not addressed in the Reserve Study. The Board, by consent, authorized Management to get a legal opinion from new legal counsel re maintenance responsibility for the French Doors. Alan volunteered to draft guidelines for the windows. [WIND]

LOCAL TERMITE TREATMENT. Motion by Rob to accept proposal for local termite treatment by Mt.Heliz for \$3,575.00. Passed 5-0. [1046]

TENTING proposal was tabled but Management to have beams inspected to see if they are structural or decorative. [1045]

FULL AUDIT of 2014. Motion by Rob to have a full audit of 2014. Passed 4-1 with Jeff dissenting. [1052]

DRYER VENTS [1044]: The vendor postponed the schedule for clearing the dryer vents. Board wondered why no email was sent in addition to posting the resceduling. Residents may sign up for 1/2 hour reservation slots for next week.

MINUTES of the Board Meeting held 02/23/2015 approved 5-0. [MINS]

FINANCIAL STATEMENTS for the period ending 02/28/2015 were accepted but the Board wants to know why telephone bills are so high and why hasn't janitorial service been paid. [FINS]

BACKPACK VACUUM for JANITOR. Management to suggest to janitor to get a backpack vacuum to reduce amount of dirt blown onto cars. Association would buy and keep on site. [1053]

NEXT BOARD MEETING to be held Monday, 04/27/2015 at 6:30pm. [BDMT]

ASSESSMENTS. Comment by Jeff that since Reserves were over 100% funded, the Board should consider reducing assessments. Not much interest by other Board Members who wish to wait until after elevator modernization and termite tenting. [1054]

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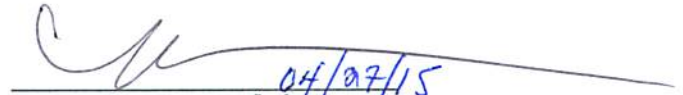
COMMON AREA STEAM CLEANING. Board wants vendors to rebid and include galleries up to individual doorways. Doorways must be sealed to prevent water intrusion. [1038]

LIGHTS. Ron says lights are still out and his emails not being answered; fountain light is still out. [LGHT]

WATER INTRUSION UNIT 201. Ron says water is coming in his unit during rains. [1055]

The meeting adjourned at 8:10pm.

  
Recorded by

  
Approved by 04/27/15