

**SOLEIL ALISO VIEJO ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 4, 2004**

NOTICE OF MEETING With notice given, the regular meeting of the Board of Directors of the Soleil Aliso Viejo Association was held on Thursday, November 4, 2004, at 85 Argonaut, Suite 100, and Aliso Viejo, California.

PRESENT Directors Present: Humphrey Intveld, President
Sharon Wurth, President
Sheila Lauda, Treas/Sec

MANAGEMENT Debbie Stinson

CALLED TO ORDER

The meeting was called to order at 6:05 p.m.

HOMEOWNER FORUM

None.

MINUTES

The Board of Directors reviewed the General Session Minutes for November 4, 2004 Board meeting. A motion was duly made and seconded to approve the November 4, 2004 as submitted. Motion carried unanimously.

FINANCIALS

The Board reviewed the August 2004 and September 2004 financial statements as prepared by PCM. A motion was duly made and seconded to table the approval of the financial statements for August 2004 and September 2004 unit they have been reviewed by Roger Smith, financial committee member. Motion carried unanimously.

**DELINQUENCY
REPORT**

Management provided the Board with a copy of the current delinquency report. The report did not require any action by the Board.

MANAGEMENT REPORT

OLD BUSINESS

NEW BUSINESS

2005 Annual Budget Draft -Management provided the Board with an annual budget draft recommending an increase in assessments in the amount of \$5.70. Management explained with the increase in the landscape maintenance contract and an increase in irrigation repairs

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over the last year the \$5.70 is needed to cover expenses for these items. A motion was duly made and seconded to approve the budget presented with an increase of \$6.00 per month in the assessments.

RPW Services Proposal to Treat trees for Sooty Mold – Management provided the Board with a proposal received from RPW Services in the amount of \$552.00 to treat the trees for Sooty Mold. A motion was duly made and seconded to deny the proposal and to see if Grant's Landscape could handle the problem. Motion carried unanimously.

Builder Bond Releases for MBK Homes – Management provided the Board with a correspondence received from Heritage Escrow regarding maintenance assessment bonds. The following bonds:

Phase 2	Bond No. 21-33-64	\$10,151.28
Phase 3	Bond No. 21-33-66	\$ 8,095.68
Phase 4	Bond No. 22-31-86	\$ 6,567.84
Phase 5	Bond No. 22-32-20	\$ 2,573.00
Phase 6	Bond No. 22-32-18	\$ 6,930.00
Phase 7	Bond No. 22-32-19	\$ 7,200.00

A motion was duly made and seconded to exonerate all of the Bonds listed above. Motion carried unanimously.

30 Rue Due Chateau – Slurry Damage – Management advised the Board that this is the resident that did not move their vehicle the day that the slurry was completed. Due to the fact that the slurry could not be completed to this area it will be an additional charge of \$100.00. A motion was duly made and seconded to assess the homeowner the \$100.00 for the extra work needed to the street due to their car not being moved and that they could make monthly payments of \$20.00 over a 5 month period. Motion carried unanimously.

Landscape Extra Proposal \$165.00 – Management provided the Board with a proposal in the amount of \$165.00 for some replanting by #53. The proposal is to replace old plant material planted by the developer with new plant material. A motion was duly made and seconded to deny the proposal at this time due to cost. Motion carried unanimously.

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Letter from 25 Rue Du Chateau – Gating the Community – Management provided the Board with a copy of a letter received from Otto Coppen asking the Board to consider installing electric entry gates. Management advised the Board that some of the homeowners listed on Mr. Coppen's letter called after the fact to Management and advised Management to remove their names from his letter. The Board directed Management to respond to Mr. Coppen and inform him that the community was not designed to be a gated community and to gate the community would require vote of the membership to approve a special assessment and the monthly assessments would increase to provide for the cost to run the maintenance and fund the reserves for a new gate. The Board would like to suggest to Mr. Coppen to get involved with the City of Aliso Viejo's neighborhood watch program. The Board directed Management to send a letter to the City and to inquire about this request and will await for a response back.

65 Rue du Chateau – Management advised the Board of the slope issue at 62 Rue du Chateau and that when it rains the water flows back into the garage. Management provided the Board with a proposal received from Regan and Regan to correct the problem by doing an overlay at the corner of the garage to re-slope the water from entering the garage at a cost of \$585.00 and would not create much of a difference with visual or drive. Mike Regan said their might be a little hump when crossing into the garage. Mike Regan said that this would eliminate the water problem that was created by the developer and the way that they originally graded the street. Management advised the Board that based on the advice from the Association legal counsel; the Board of Directors can correct this area the way that they want because this is common area. A motion was duly made and seconded to approve the proposal received from Regan and Regan in the amount of \$585.00 to correct the water entering into the garage when it rains. Motion carried unanimously.

Landscape Extra to Replant Additional Areas – Management provided the Board with a proposal from Grant's Landscape to replace an area of the common area grounds to replace plant material that was planted by the

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developer at a cost of \$172.00. The Board took no further action.

Landscape Cost to Maintain Cost Center Slope – Management provided the Board with a copy of a proposal received from Grant’s Landscape in the amount of \$1,900.00. Management explained to the Board that this cost does not include tree trimming or other extras that may be applied to maintaining this large slope area. The Board took no further action regarding this matter because the slope is maintained by the Cost Center Association.

Next Board of Directors Meeting – February 24, 2005 @ 6:00p.m.

ADJOURN

There being no further business to come before the Board at this time, the Soleil Aliso Viejo Association Board of Directors meeting was adjourned at 7:30 p.m.

ATTEST:

_____	_____
Name	Title
_____	_____
Name	Title