

Solera Oak Valley Greens Association
OPEN SESSION OF THE BOARD OF DIRECTORS
Wednesday February 17, 2010

TIME AND PLACE

The Open Session of the Solera Oak Valley Greens Association was held on Wednesday, February 17, 2010 at 6:30 p.m. in the Oakmont Clubhouse, 1615 Fairway Drive, Beaumont, California.

I. CALL TO ORDER

President George Schrader called the Open Session to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL / BOARD MEMBER AND STAFF INTRODUCTIONS

Secretary McWilliams called the roll. Vice President Rader was absent, excused. All other Directors were present.

Christine Walczak and Sandra Bess were present representing PCM.

IV. EXECUTIVE SESSION – The Board of Directors met in Executive Session prior to this Open Session to consider contracts with third parties.

V. OPEN SESSION

- Gary Stoh (951 Gleneagles Rd) requested that the Board establish an ad hoc committee to coordinate a campaign aimed at obtaining a 51% “Yes” vote for the Bylaws amendment Special Election to be held July 21, 2010.
- Carl Mullison (1760 Desert Almond Way) commented on the lack of lights in the golf cart parking area across from the mailroom causing a safety issue.
- John Halliwill (1654 Landmark Way) expressed concern about the current meeting set up blocking the fire exits, and re-striping the 10-minute parking spaces by the mailroom.
- John Clark (1572 Summerlin Ct) read some suggested guidelines for the Board

VI. GENERAL MANAGER AND COMMITTEE REPORTS

The following monthly reports were submitted to the Board. Copies of the written reports are attached to these Minutes:

- A. GENERAL MANAGER’S REPORT - Christine Walczak
- B. AD HOC NEW RESIDENT ORIENTATION COMMITTEE – Sue Ann Summers, Chair
- C. AD HOC WATER CONSERVATION – No report.
- D. COMMON AREA LANDSCAPE ADVISORY COMMITTEES – Richard Crowe, Chair.
- E. COMMUNICATION ADVISORY COMMITTEE – Sandi Joel for Tal Campbell, Chair
- F. DESIGN REVIEW COMMITTEE – Dave Edgett, Chair
- G. FINANCE ADVISORY COMMITTEE – Wayne Otte for Forrest Watts, Chair
- H. NOMINATING COMMITTEE – Sue Ann Summers, Chair
- I. RECREATION ACTIVITIES ADVISORY COMMITTEE – Alice Hermanson, Chair
- J. SECURITY REPORT – Andre Jessie, Boyd Security

VII. FINANCIAL

Treasurer Nelson concurred with the Finance Advisory Committee's recommendations, and commented on the continued rise in delinquencies.

VIII. PRESIDENT'S REPORT

President Schrader reported that he and Treasurer Nelson attended the Beaumont City Council meeting, and mentioned that the 2010 Census would begin soon. Mayor DeForge said that for every Beaumont resident that does not participate, the city loses \$10,500 in Federal revenue over a ten-year period. Two bridges were approved for the overpass from the 60 Freeway to Oak Valley Parkway; Beaumont City Council members will be traveling to Washington, D. C. to meet with legislators on Homeland Security issues, and to seek Federal funds for a new post office and for transportation through the east/west corridor of the 10 Freeway; Culverts will be constructed on Brookside near the high school; www.SoleraFun.com webmaster Dennis Rice resigned effective July 2010. The Board is seeking interested parties to assume those responsibilities.

IX. CONSENT CALENDAR

A motion was made by Secretary McWilliams, seconded by Treasurer Nelson and unanimously carried to approve the following Consent Calendar items:

A. Minutes of the January 20, 2010 Open Session

B. Finance Committee Recommendations

1. Acceptance of January 2010 financial statements.

C. Resolutions:

1. Liens on Solera Properties:

This document is made part of and is attached here to the Minutes of the meeting of the Board of Directors on February 17, 2010.

The following accounts have become delinquent and the "Intent to Lien" letter has been sent in accordance with the Association's collection policy.

The Board of Directors hereby instructs Management to record a lien against the delinquent accounts should the assessments not be paid within the time period established in the Intent to Lien letter:

335S053-3	335S072-5
335S227-9	3351001-6
3354142-7	335095-4
3356060-7	3357028-6
3358055-8	

D. Investment Authorizations

Institution	Maturity	Amount	Action
Imperial Capital Bank (Reserve)	03/11/2010	\$99,000	Purchase a new 12-month CD for \$99,000.00 at best available rate. Balance to money market fund.

X. UNFINISHED BUSINESS

- A. Revision to Design Guidelines – Screened-in Patio specifications** – The Board asked the Design Review Committee to rewrite the previously submitted specifications for consideration. More revision is needed to establish minimum standards.
- B. Replacement of Carpet Medallion in Front Entry of Clubhouse (Reserve Expenditure)** – A motion was made by Director Mahoney, seconded by Secretary Nelson and unanimously carried to have a contest for design of a new carpet or tile medallion in the main entryway of the Oakmont Clubhouse.

XI. NEW BUSINESS

- A. Changes to Board’s Scheduled Open Sessions** – A motion was made by President Schrader, seconded by Secretary McWilliams and unanimously carried that no regular Open Session will be held during the months of May, July and December 2010. In lieu of the regular Open Session, the Annual Membership meeting will be held in May, the Special Election for amendment of the Bylaws will be held in July, and the Board will be “dark” during the month of December.
- B. 2010 Resident Vehicle Decals** – A motion was made by Director Mahoney, seconded by Treasurer Nelson and unanimously carried that Secretary McWilliams will coordinate the 2010 occupancy verification process and distribution of the 2010 resident vehicle decals.
- C. Painting of Concrete Bumpers in Parking Spaces by Mail Room** – There is a concern that residents have difficulty seeing the parking bumpers when they are walking in and out of the mailroom. President Schrader will check the Vehicle Code to determine paint color and wording requirements.

XII. ADJOURNMENT

There being no further business to come before the Board of Directors, and upon a motion made by Director Mahoney, seconded by Secretary McWilliams and unanimously carried, President Schrader adjourned the meeting at 8:35 p.m.

MANAGEMENT REPORT

DELINQUENCY STATUS

The status of delinquent accounts for January 2010 is as follows:

30 days delinquent	14	\$	3,924.66
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Approx. \$1,500.00 of that amount is owed by two property owners with recently discharged bankruptcies. The balance of approx. \$2,400.00 is shared among 12 owners, averaging about \$200 each.

45+ days delinquent (pre-lien)	18		14,791.64
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Of those 18, two have walked away from their property, two are bank-owned, and two have requested payment plans. A lien is still filed when the Board approves a payment plan in order to protect the Association's interests in the event the property owner does not adhere to the plan.

75+ days delinquent (lien recorded)	13		21,687.62
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105+ days delinquent (legal collection)	15		64,123.77
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Violation/late charge/payment plans	10		7,437.99
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TOTAL AMOUNT DELINQUENT	70	\$	111,965.68
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The Board will be authorizing liens against 9 properties during this Open Session.

CODE COMPLIANCE SUMMARY OF CURRENT CASES – There are currently 23 open cases logged in to the Code Compliance system.

CR-5-5.05 ARTICLE V - SECTION 5.05 - NO APPROVAL FOR CONSTRUCTION / ALTERATION – 2

CR-8-8.01 ARTICLE VIII - SECTION 8.01 - RESTRICTIONS ON RIGHTS OF OCCUPANCY – 4

CR-8-8.02 ARTICLE VIII - SECTION 8.02(d) - IMPROPER MAINTENANCE OF LAWNS & LOTS – 12

CR-8-8.07 ARTICLE VIII - SECTION 8.07 - TRASH CANS NOT PROPERLY HANDLED/PLACED – 2

DECALS NOT PROPERLY DISPLAYED ON VEHICLE – 3

WROUGHT IRON FENCE PAINTING Requests for proposal were sent to five painting contractors in preparation for the five-year maintenance & repainting schedule for the perimeter fencing. Bids are due on March 5th, contract will be awarded on March 17 at the Open Session.

SERVICE CONTRACTS Requests for proposal are also out for the security, landscape maintenance, and pool maintenance contracts. Those bids are due on March 8th, contracts to be awarded March 17 or April 21st. We will also be seeking bids for janitorial services for the Oakmont Clubhouse. We have terminated the contract with the existing contractor, and are using a company that cleans the Four Seasons clubhouses. The company came highly recommended and was willing to work on a month-to-month basis until the contract is awarded.

The Association's service contracts run from June 1 through May 31.

POOL SEASON

The season will begin in early April. We are in the process of coordinating refurbishments to the pool, spa, decking, and pool/patio furniture so that the work will be completed before the season begins. These will all be reserve expenditures.

Nominating Committee Report

The Nominating Committee accepted five applications from owner residents in good standing on January 22, 2010.

On Monday, February 8th the five candidates met with the Nominating Committee as a group to go over the schedule of events, go over the campaign guidelines, answer any questions that they have and then have their pictures taken for the election mailing and May Gazette article. We then interviewed each candidate individually for approximate 30 to 40 minutes. We thanked each of them for running for this very time consuming volunteer position and feel confident that they will seek to do what the residents of this community need and want.

A slate of candidates for the 2010 Board of Directors Election will be presented to the present Board at the March 17, 2010 BOD meeting.

I again would like to thank the 2009-2010 Nominating Committee, Brenda Stang, Don Blunk, LeeAnn Weiskoph and Sandi and Lane Joel, for their time and commitment to this years election.

Sue Ann Summers
Solera Oak Valley Greens Nominating Committee

RECREATION AND ACTIVITIES ADVISORY COMMITTEE

On January 30, the Jersey Girls gave a well received Las Vegas style performance to 175 residents.

Sparkles of romance were abundant on February 13 as Valentine's Day was celebrated in the clubhouse.

The dinner and dance was an enjoyable evening for those in attendance.

Tomorrow, February 18, a full bus will be traveling to Santa Anita to enjoy a delicious buffet and day of horse racing at the track.

Chef Robert Velez will host a culinary demonstration to residents on February 26. This afternoon is a sold out event.

The March 4th day trip to Pala Casino is sold out.

Jack Jackson will perform to a sold out crowd in the clubhouse on March 6.

St. Patrick's Day will be celebrated on Saturday, March 13. This evening of Irish tradition is available for a cost of \$16 per person.

The Reagan Library trip on March 25 still has seats available at \$47 per person. This price includes transportation, a docent tour and buffet lunch.

The first ever Solera Talent Show will be held on Saturday, April 10. Participants will be limited to 20 acts and are complimentary. Residents are asked to pay \$5.00 each to enjoy the show and accompanying dessert. Prizes will be awarded for vocal, instrumental, dance and miscellaneous categories. Registration is available until March 30.

Respectfully submitted,

Alice Hermanson,
RAAC Chairperson

Common Area Landscape Advisory Committee Report

CALAC held its monthly meeting on February 9. Artistic attended the meeting.

Artistic Projects

- **Routine Tasks** completed-in progress: pre-emergent weed killer in grass and planter areas;; weeds spraying in sidewalk/streets cracks/grass areas; annual color change; refreshing mulch top-dressing in planters. Rain is hampering some work.
- **Snowberry Parkway** proposal is on-hold until next fiscal year due to limited funds remaining for this fiscal year.
- **Flagpole lights protection** solution is also on hold for Board consideration. Also, the Veterans Club may want to take on the physical work of installation if the Board agrees to the design.

Committee Projects

- **The West Greenbelt – Redesign Proposal.**
 1. Artistic advises that the contract work should begin in mid-February and end by mid-March, depending upon weather.
 2. Consideration for funding the remainder of the Parcel A work will be a Board agenda item for the March meeting. Committee recommends funding approval (Capital Improvement Funds) at the March meeting: \$13,378 (west of Dalea and east of Snowberry). From a seasonal optimization point of view February-March is best. For every month installation is delayed after March the results are at greater risk to summer heat and winter cold issues (i.e., out to a year from now).
- The redrafted **landscape maintenance contract** is out for bids. Bidding period closes March 8.
- **Bench Donations.** 5 benches are ordered through the donations program. Leeann Weiskopf is working with donating families on locations. 4 of the 5 locations will be on main streets (as opposed to greenbelts).
- **Hot Diggity Dog Day:** The Committee will have a table to explain CALAC function.

Richard Crowe, Chair
Attachment

Communications Advisory Committee Report

The Solera Oak Valley Greens *Gazette* was published on schedule the first week of January, featuring the Solera County Kickers as part of the *Gazette's* effort to emphasize lifestyle of the Solera community through various clubs and groups.

The Ad Hoc Welcome Committee has completed work on the new Welcome Book that will be distributed to all new Solera residents. A Solera Welcome Volunteer orientation was held on Friday evening, January 29. It was well attended by the many residents who signed up as Welcome Volunteers. This program promises to be a wonderful asset to those joining our Solera Family. All new residents who have come to Solera since November 1, 2009, have been invited to attend our first New Resident Welcome meeting scheduled on Friday evening, February 11. At that time, the Committee will meet and greet all new residents and distribute the new Solera Welcome books to them.

Website usage continues to grow:

Website Hits:

- Average monthly hits in 2009 were 4,765, which is almost double of what they were in 2008.
- The number of hits in December, 2009 was 5,658
- The number of hits in January, 2010 were 5,826 (an average of 188 per day).

Gate Pass Statistics:

- There were 1048 resident requested gate passes processed through the system for the month of January
- 796 were input by security as a result of "call ins".
- 252 (about 24%) were input by residents via the website.

Our Solera website has proven to be an invaluable resource for the community and continues to be improved and updated. The possibility of new community surveys on content of the *Gazette*, website, and other community interests were discussed, and a survey was added to the site in late January in order to get an idea of what the most convenient time would be to hold Town Hall meetings.

The new Solera Online Phone Directory continues to be updated almost daily as residents see the new promotional forms and choose to add their names, addresses and e-mail online or at the clubhouse front desk. At its inception, there were 636 names listed on our Online Phone Directory. There have been 145 edits to the directory, 38 of them being new additions, bringing the total to 674, which calculates to 52% of our member households being listed in the Solera Online Phone Directory. The Committee is proud to report that this project has been a huge success. Improvements were made to the Online Phone Directory to simplify the printing of a manual copy and to make it easier to directly link to

email addresses. Residents may also order directories printed out alphabetically at the front desk for \$3, and if they want to include the listings by street address as well, the cost is \$6.

Unfortunately, further research into a Solera Resident Online Service Directory, which would list services available from Solera residents only, as well as other important website issues that would benefit the community, has been put on hold due to the resignation of our Webmaster, Dennis Rice, and the uncertainty and future of our wonderfully successful Solera website.

Respectfully submitted,

Sandi Joel
Vice Chairperson