

Solera Oak Valley Greens Association
OPEN SESSION OF THE BOARD OF DIRECTORS
Wednesday October 21, 2009

TIME AND PLACE

The Open Session of the Solera Oak Valley Greens Association was held on Wednesday, October 21, 2009 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. All Directors were present.

Christine Walczak and Sandra Bess were present representing PCM.

IV. EXECUTIVE SESSION - The Board met in Executive Session to consider personnel and delinquency matters.

V. 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 SOLAR ENERGY (Committee on hold), AD HOC WATER CONSERVATION – No Report

C) COMMON AREA LANDSCAPE ADVISORY COMMITTEES – Richard Crowe, Chair.

D) COMMUNICATION ADVISORY COMMITTEE – Tal Campbell, Chair

E) DESIGN REVIEW COMMITTEE – No report

F) FINANCE ADVISORY COMMITTEE

Chairperson Forrest Watts presented the FAC report and recommended acceptance of the September 2009 financials. The Committee recommended the following investments:

- East West Bank Reserve Account CD maturing 10/29/09 – Open a new 6-month CD for \$99,000 at the best available rate.
- Meridian Bank CD Reserve Account CD maturing 11/30/2009 – Open a new 12-month CD for \$99,000 at the best available rate.
- Open a new 12-month CD from the Reserve Money Market Account for \$99,000 at best available rate.

G) RECREATION ACTIVITIES ADVISORY COMMITTEE – Alice Hermanson, Chair

H) SECURITY REPORT

Post Commander Andre Jesse presented the entry and gate arm statistics for September.

VI. FINANCIAL

Treasurer Nelson concurred with the Finance Advisory Committee's recommendations.

PRESIDENT'S REPORT

President Schrader reported that Oak Valley Parkway is scheduled for completion in December 2009. The agenda item relating to upgrading the Oakmont Room sound system will be taken off this agenda because all the information is not ready. The Board will be forming an ad hoc committee to recommend amendments that will bring the Design Guidelines into conformance with the provisions of AB1061, a water conservation measure.

VIII. OPEN SESSION

- Bud Charlick (1192 Lantana) commented on maturity dates for the Association's investments.
- Sandi Joel (1731 Desert Almond Way) expressed concern about the number of vendors & utility trucks in the community without passes and asked about their access restrictions.
- Don Blunk (1096 Northview Dr.) reported that the Veteran's Club started a donation program to benefit local veterans by providing Thanksgiving meals. The donation jar will be located at the reception desk in the Oakmont Clubhouse from 8:00 a.m. to 5:00 p.m.
- Don McKenzie (937 Gleneagles Rd.) spoke about gate access and tailgating through the gate.
- John Halliwill (1654 Landmark Way) commented that changes to the published agenda should be announced at the beginning of the Open Session, and that the Board should approve the agenda with changes. Mr. Halliwill also remarked about artificial turf specifications, including drainage requirements.
- Alice Hermanson (1003 Coto De Caza Ct.) asked about signage in the mailroom.

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 September 23, 2009 Open Session
- B.** Finance Committee Recommendations
 - 1. Acceptance of September 2009 financial statements.

2. Investment authorizations as follows:

Institution	Maturity	Amount	Action
East West Bank (Reserve)	10/29/09	\$99,000	Open a new 6-month CD for \$99,000 at the best available rate.
Meridian Bank	11/30/2009	\$99,000	Open a new 12-month CD for \$99,000 at best available rate
New CD	12 Months	\$99,000	From Reserve money market Account at best available rate

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 October 21, 2009.

The following accounts have become delinquent and an "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:

335S041-6
3350032-3
3350102-1
3354074-9
3355024-3
3355077-4
3358023-9
3359047-0

2. Formation of Ad Hoc New Resident Orientation Committee

WHEREAS, Article X, Section 10.02 of the Association's Bylaws provides that the Board of Directors shall be authorized and empowered to appoint committees to assist the Board and management in the effective pursuit of the Association's business and affairs, and

WHEREAS, the Communications Advisory Committee and the Sunshine Club have been working together on developing a program to welcome new residents to the Solera community, and

WHEREAS, the Board of Directors desires that this project be continued,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby forms the Ad Hoc New Resident Orientation Committee. The purpose and scope of the committee shall be to develop a packet of materials relating to the Solera lifestyle for presentation to new residents. Further, to develop, produce and assemble the New Resident Orientation Packet, and to conduct a brief Clubhouse orientation for the new resident in order to create a personalized “Welcome!” to the Solera community.

IT IS FURTHER RESOLVED that Sue Ann Summers and Sandi Joel will jointly chair this ad hoc committee, and may appoint other Solera residents to assist them.

X. UNFINISHED BUSINESS

There was no Unfinished Business.

XI. NEW BUSINESS

A. Publication of Resident Phone Directory on www.solerafun.com

A motion was made by Secretary McWilliams, seconded by Director Mahoney and unanimously carried to approve publication of the Solera Resident Telephone Directory on the Solera website.

XII. BOARD DISCUSSION

- A. Outside vendor sponsorship of Concerts on the Greens series** – Tabled for further information.
- B. Financial Seminar for Seniors** – Dismissed without action
- C. Main Outbound Gate Remaining Open Dawn to Dusk** – A motion was made by Director Mahoney and seconded by Treasurer Nelson to leave the outbound main gate open from dawn to dusk on a regular daily basis. The motion carried with three votes in favor and two against, Vice President Rader and Secretary McWilliams voting no.

XIII. 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 7:45 p.m.

ATTESTED TO: _____

Judith McWilliams
Secretary

DATE: _____

MANAGEMENT REPORT

October 21, 2009

DELINQUENCY STATUS

The status of delinquent accounts for September 2009 is as follows:

30 days delinquent	18	\$	3,820.59
45+ days delinquent (pre-lien)	8		4,523.03
75+ days delinquent (lien recorded)	21		28,219.06
105+ days delinquent (legal collection)	17		58,075.43
Violation/late charge/payment plans	6		5,102.09
TOTAL AMOUNT DELINQUENT	70	\$	99,740.20

Last month's total was \$99,302.99.

The Board will be authorizing liens against 8 properties during this Open Session. 5 of those are bank-owned.

CODE COMPLIANCE SUMMARY FOR AUGUST 2009

CR-5-5.05 ARTICLE V - SECTION 5.05 - NO APPROVAL FOR CONSTRUCTION / ALTERATION (1)

CR-6-6.05 ARTICLE VI - SECTION 6.05 – FENCING (2)

CR-6-6.08 ARTICLE VI - SECTION 6.08 - IMPROPER EXTERIOR LIGHTING/FIXTURES (1)

CR-8-8.02 ARTICLE VIII, SECTION 8.02(d) IMPROPER MAINTENANCE OF LAWNS/LOTS (6)

CR-8-8.03 ARTICLE VIII - SECTION 8.03 - IMPROPER CARE / MAINTENANCE OF PETS (1)

CR-8-8.07 ARTICLE VIII - SECTION 8.07 - TRASH CANS NOT PROPERLY HANDLED/PLACED (1)

R&R - pp14 RULES & REGS pp14-15 - LEAKING VEHICLES NOT ALLOWED - NO OIL PANS ETC. (3)

VEHICLES NOT PROPERLY PARKED OR STORED (3)

RULES/REGS TRAFFIC-RULES OF THE ROAD STATEMENT#1 - STOP AT STOP SIGNS, ETAL. (9)

MISC ISSUES (4)

LANDSCAPE ENHANCEMENTS FOR PARCEL 'A'

During the September 23rd Open Session, the Board instructed me to seek additional bids for the proposed landscape improvements to Westside SCE Easement area Parcel A.

RFP packages were mailed to 7 landscape contractors. A pre-bid meeting will be held this week. All interested contractors will have the opportunity to look at the area and ask questions before submitting their bids, which are due on November 6, 2009.

Pool will be heated through 10/31

Respectfully submitted,
Christine Walczak, General Manager

Communications Advisory Committee Report

for October 21, 2009

The Communications Advisory Committee is recommending that the Solera Board of Directors consider listing our Solera Phone Directory on the solerafun.com website with the current directory's present listings plus 16 additions of the past year. We suggest we not go to the expense of reprinting and binding the directory for so few changes and instead begin a campaign to get more complete listings.

Access to the new online directory would be limited to residents by membership number and password now used in requesting gate passes. Residents could also change their own names, phones, or e-mail addresses on the website but could not edit anyone else's listing. Residents may print out the directory or pay \$3 for a copy from the office.

Our board liaison, Judi McWilliams, has recommended we seek board approval for an ad hoc committee to include members other than our committee to work on a proposed new Welcome Packet for residents new to the Solera community.

The October **Gazette** featured our fourth concert on the greens, Paperback Writers, attracting approximately 600 for Beatles era music in a spectacular performance.

Webmaster Dennis Rice has designed a new Pet Gallery for the solerafun.com website, which includes Solera pet photos and names so that registered pets can be identified and reported to pet finders if they stray. A **Gazette** article described the pet registration link on the website and how to make best use of it.

Continued growth in the use of the website is reported for September:

Average monthly hits in 2009 YTD	4,557
Number of hits in September, 2009	5,274
Number of hits in August, 2009:	4,773
Gate Passes Requested in September	54
Gate Passes Requested in August:	198

The Communications Advisory Committee includes Tal Campbell, chairman; Sandi Joel, vice chairman; Marcia Casem, secretary; and members Barbara Otte and Charlie Roberts. Judi McWilliams is our BOD liaison, and Melanie Johnson edits the **Gazette**.

Common Area Landscape Advisory Committee Report

CALAC held its monthly meeting on October 6. We walked the grounds with Artistic.

Artistic Projects

- Tasks completed September-October include, tree trimming, cleaning out concrete “V” ditches, clean trash and prune shrubs, and turf and shrubs fertilization.
- Completed one-time proposal awards include bare area fill-in around Club House and parking area, plants change-out at Fairway and Westchester, sprinkler-change out around club house to eliminate window spraying, and removal of liquidambar along Golf Club Drive (no charge).

Committee Projects

- The Westside Greenbelt – Redesign Proposal. Last month CALAC presented a proposal to the Board that was being developed to redesign the Westside Greenbelt. The Board reviewed the final design and cost proposal and indicated it wants to review bids as a next step prior to authorizing the expenditure of funds. The status of this project is:
 1. A contract was written and RFPs were sent out to prospective bidders.
 2. A site visit for bidders is scheduled for October 22.

Recreation and Activities Advisory Committee Report October 21, 2009

Thursday, September 24th, the unknown became a reality for 69 residents when they found themselves at Olde World in Huntington Beach. The day provided Oktoberfest activities - German food, great music, dancing, shopping and more. The highlight was watching the acrobatic performance by two 80 year old German sisters. A great time was enjoyed by everyone who attended.

Mother Nature embellished us with a gorgeous evening on Saturday, September 26th. Over 130 residents gathered around the pool and enjoyed hamburgers, grilled by two residents, while listening and dancing to the music of DJ, Bob Palmer. An appropriate setting for our last

summer hoorah. The possibility of this event becoming an annual affair has been requested by many residents.

Friday morning, October 9th, 40 residents journeyed to San Diego and boarded Royal Caribbean's Radiance of the Seas to enjoy a five day Mexican cruise. Everyone enjoyed the relaxing time aboard the ship, and many took advantage of on shore excursions and shopping. A lack of food was certainly not a problem!

Fifty residents and guests traveled to Julian on Saturday, October 10th. Eating apple pie and strolling the streets of the small town were the highlights of the day.

Our Travel Night was held on Wednesday, October 14th. Four RAAC sponsored extended trips for 2010 were presented to the community. These include:

1. a 14 day roundtrip cruise from Los Angeles to Hawaii, March 25 – April 11;
2. The Wonders of Utah, enjoying the sights of Bryce and Zion National Parks for 3 nights beginning on April 25;
3. Southern Charm, touring from Charleston, SC to Jacksonville, FL, October 10 – 16;
4. November 14 -17, visiting Scottsdale and Sedona, AZ

The annual Craft Fair on Saturday, October 17, was a great success with 39 residents proudly displaying their talents. A variety of crafted items were available for purchase.

Next Saturday, October 24th, is the community wide yard sale. The public will be admitted from 8:00 A.M. - 2:00 P.M. Maps identifying participating addresses will be available at the guard gate.

There are still tickets available for our first Halloween Costume Party. \$12 per person includes food, fun, and dancing. Costumes are an option. All are asked to bring a carved or decorated pumpkin to be judged.

Ladies and their guests are invited to the Fall Fashion Show on Saturday, November 7th, from 12:00 noon - 3:00 P.M. The cost of \$20 per person includes lunch. Ticket deadline is November 6.

Pechanga Casino is being offered on November 18th. The cost is \$15.00, with \$5.00 play money being given back upon arrival at the casino. The bus departs at 9:00 A.M. and will return at approximately 5:00 P.M. There are a few seats still available.

December activities include a Christmas Golf Cart Parade, Dickens Singers and Christmas tree

lighting on Saturday, December 5th. The parade will begin at 3:00 P.M.(weather permitting); the singers will begin their performance at 4:30 P.M. in the lounge area of the clubhouse, and the lighting of the tree will follow.

The Jewish tradition of lighting the Menorah will be observed on Friday, December 11th, in the clubhouse. This event, which begins at sundown, is open for all residents to attend and learn the traditions that part of this historic holiday.

Cruising in Huntington Harbor on Saturday evening, December 19th, will allow residents to enjoy the annual Harbor Cruise of Lights. A chicken dinner will be served at Knott's Berry Farm prior to the cruise. The bus will leave Solera at 2:30 P.M., returning at approximately 9:30 P.M. This enjoyable time is available for \$42.00 per person. Registration deadline is November 6.

Committee member Patty Grana is serving as the chairperson for New Year's Eve in Times Square, to be held in the clubhouse from 7:00 P.M. – 12:30 A.M. on December 31st. Tickets at \$70.00 per person must be purchased by December 18.

A solo musical entertainer, Perry Lambert, will provide an evening of music on Saturday, January 9th. The cost will be \$5.00 per person.

The Jersey Girls, a tribute to four female vocalists, will perform on Saturday night, January 30th. Tickets are \$24.00 @. Seating is theatre style and everyone in a party must be present to be seated. There are only a few remaining tickets.

The RAAC has been encouraged by many positive responses regarding activities that have been provided in recent months. As we continue to plan for future events, we depend upon resident participation to make them successful.

Respectfully submitted,

Alice Hermanson
RAAC Chairperson