

Solera Oak Valley Greens Association
OPEN SESSION OF THE BOARD OF DIRECTORS
Wednesday November 18, 2009

TIME AND PLACE

The Open Session of the Solera Oak Valley Greens Association was held on Wednesday, November 18, 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 – Prior to the Open Session, the Board met in Executive Session to consider contractual and delinquency matters.

V. OPEN SESSION

- Bud Charlick (1192 Lantana) commented on (1) the stepping stones between the clubhouse and Brentwood Dr. (2) the ad hoc committee to address Design Guidelines changes in accordance with AB1061, and (3) landscape enhancements to Parcel 'A'.
- John Halliwill (1654 Landmark Way) suggested that there be more detail on agenda items, and asked that the Board re-agendize the outbound side of the Main Gate with regard to the speed that vehicles exit that gate.
- Robert Selinger (1788 La Cantera Way) addressed the Board about a violation fine previously posted to his account. He was invited to meet with the Board in closed session on Friday, November 20th.

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 SOLAR ENERGY (Committee on hold), AD HOC WATER CONSERVATION – Bud Charlick, Chair

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

D) COMMUNICATION ADVISORY COMMITTEE – Tal Campbell, Chair

E) DESIGN REVIEW COMMITTEE – Carl Mullison for Dave Edgett, Chair

F) FINANCE ADVISORY COMMITTEE – Don McKenzie for Forrest Watts, Chair

G) RECREATION ACTIVITIES ADVISORY COMMITTEE – Alice Hermanson, Chair

H) SECURITY REPORT

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

VII. FINANCIAL

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

VIII. PRESIDENT'S REPORT

President Schrader reported on the recent Beaumont City Council meeting. It was reported that Oak Valley Parkway is scheduled for completion on or around December 31, 2009. A caution was given to those intending to travel I-10 on Friday, November 27th due to increased traffic going to the Cabazon outlet center. Beaumont will be running a bus service to & from the outlet center that day. President Schrader also reminded the Members about the Town Hall Meeting scheduled for Saturday, November 21st from 1 PM to 3 PM at the Oakmont Clubhouse.

IX. CONSENT CALENDAR

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

A. Minutes of the October 21, 2009 Open Session

B. Finance Committee Recommendations

- 1. Acceptance of September 2009 financial statements.**
- 2. Investment authorizations as follows:**

Institution	Maturity	Amount	Action
State Bank of India (Excess Operating)	12/08/2009	\$50,000	Open a new 6-month CD at the best available rate.
State Bank of	12/16/2009	\$99,000	Open a new 6-

India (Reserve)			month CD at the best available rate
Discover Bank (Reserve)	12/21/2009	\$99,000	Open a new 9-month CD at the best available rate
State Bank of India (Reserve)	12/29/2009	\$50,000	Allow to expire into the money market account
First People Bank (Reserve)	01/08/2010	98,000	Open a new 9-month CD at best available rate
Open New CD from Reserve money market		99,000	6 months at best available rate
Texas Community Bank (Reserve)	01/28/2010	99,000	Open a new 6-month 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 November 18, 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:

335G002-8
 3350045-0
 3350084-4
 3352083-9
 3355008-4

3355045-8
3356092-3

2. Appointment of Russ Carefoot to the Design Review Committee

WHEREAS, there is currently one vacancy on the Design Review Committee, and

WHEREAS, Russ Carefoot has volunteered to serve on the Committee and has been interviewed by the Board of Directors,

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors hereby appoints Russ Carefoot to serve on the Association's Design Review Committee in accordance with Article V, Section 5.03 of the Covenants, Conditions and Restrictions (CC&Rs). The term of service shall be one (1) year, expiring on October 18, 2010, pursuant to the aforementioned CC&R provision.

X. UNFINISHED BUSINESS

- A. Oakmont Room Sound System** – A motion was made by Director Mahoney and seconded by Secretary McWilliams to accept the recommendations for improvements to the Oakmont Room sound system described in the evaluation report submitted to the Board by Bill Souder, and to authorize the expenditure, which shall not exceed \$1,000.00, for the recommended & future improvements. The motion carried by unanimous vote.
- B. Oakmont Room “Stage” backdrop** – A motion was made by Secretary McWilliams, seconded by Director Mahoney and unanimously carried to table this matter until the December 16, 2009 Regular Open Session.
- C. Parcel ‘A’ Landscape Conversion** – A motion was made by Vice President Rader and seconded by Director Mahoney to accept the proposal from Artistic Maintenance, Inc. for the landscape enhancements to the center portion of Parcel ‘A’. Project cost for the center portion is \$15,143.75, which will be funded from the Capital Improvement account. Enhancements to the other two portions of Parcel ‘A’ will be readdressed in six months.

The motion carried with three votes in favor and two against; Treasurer Nelson and Secretary McWilliams voting no.

XI. NEW BUSINESS

- A. Presentation of “Welcome Book” by New Resident Orientation Committee for Board approval** – A motion was made by Treasurer Nelson and seconded by Director Mahoney to approve the “Welcome Book” with changes suggested by the Board, which are to remove the page from Oak Valley Golf Club and to reformat the Table of Contents. Further, the Board authorized expenditure of approximately \$120.00 to produce the book, and gave permission to seek resident volunteers to assist with the orientation program. The motion carried by unanimous vote.
- B. Communications Advisory Committee (CAC) Request to present online Solera Directory to residents** - Chairperson Tal Campbell made a request that the CAC be permitted to make a presentation to Solera residents about the online Solera Directory. The Board suggested that the presentation be made at the Town Hall Meeting on Saturday, November 21, 2009.
- C. Communications Advisory Committee proposal for website service directory** – A motion was made by Directory Mahoney, seconded by Secretary McWilliams and unanimously carried to table this matter until the December 16, 2009 Regular open Session.
- D. Paving Project / Tract 29194** – A motion was made by Vice President Rader, seconded by Treasurer Nelson and unanimously carried to accept the proposal from National Paving, Inc. for asphalt repairs and slurry seal to residential tract 29194 in the amount of \$16,489.00 to be expensed from Reserve Funds.

XII. ADJOURNMENT

There being no further business to come before the Board of Directors, and upon a motion made by Secretary McWilliams, seconded by Director Mahoney and unanimously carried, President Schrader adjourned the meeting at 7:50 p.m.

ATTESTED TO: _____

Judith McWilliams
Secretary

DATE: _____

MANAGEMENT REPORT

November 18, 2009

DELINQUENCY STATUS

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

30 days delinquent	15	\$	4,073.85
45+ days delinquent (pre-lien)	10		4,415.97
75+ days delinquent (lien recorded)	14		18,990.32
105+ days delinquent (legal collection)	16		55,502.94
Violation/late charge/payment plans	11		5,709.57
TOTAL AMOUNT DELINQUENT	66	\$	88,692.65

Last month's total was \$99,740.20. However, \$13,128.19 was transferred to GL acct 1290.

The Board will be authorizing liens against 8 properties during this Open Session.

CODE COMPLIANCE SUMMARY FOR OCTOBER 2009

CR-5-5.02 ARTICLE V, SECTION 5.02 - LACK OF APPROVAL RE YARD ALTERATIONS - - 1

CR-8-8.01 ARTICLE VIII - SECTION 8.01 - RESTRICTIONS ON RIGHTS OF OCCUPANCY – 2

CR-8-8.02 ARTICLE VIII - SECTION 8.02(d) - IMPROPER MAINTENANCE OF LAWNS & LOTS – 2

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

GENERAL MISCELLANEOUS ISSUE – 2

RULES/REGS TRAFFIC-RULES OF THE ROAD STATEMENT#2 - OBSERVE SPEED LIMITS – 2

RULES/REGS VEHICLE DECALS & GATE REMOTES - VEHICLES MUST HAVE DECAL DISPLAYED – 2

Respectfully submitted,
Christine Walczak, General Manager

Communications Advisory Committee Report

for November 18, 2009

The Communications Advisory Committee is working on corrections and a plan to seek additional listings to the Online Phone Directory approved by the Board of Directors October 21. The Committee met November 10 and discussed an article for the Gazette, mailroom flyer, and other possibilities.

We also heard of progress on the Welcome Packet for new residents, which will be presented to you today, and we are gathering information on an online service listing proposal.

The November Gazette featured Doggie Photo Day, various Lifestyle Event photos of last month's activities and the quarterly State of Solera reports.

Solerfun.com Webmaster Dennis Rice reports the following growth in site usage:

Average Monthly Hits 2009 YTD:	4,628
Number of Hits in September, 2009:	5,274
Number of Hits in October, 2009:	5,258
Gate Passes Requested in September, 2009:	54
Gate Passes Requested in October, 2009:	102

Respectfully submitted,

Tal Campbell, Chairman

**DESIGN REVIEW COMMITTEE
NOVEMBER 2009**

The Design Review Committee met twice in November. The committee review 13 applications approving 11 applications and declining 2. We had the following types of applications:

1. One application to repaint shutters
2. One application to add tree in back yard
3. One application for placement of porta potty
4. One to change application for front yard
5. One application to add solar tube light
6. One application to place motion light by side garage door
7. One application to add front gate and redo backyard
8. One application for spa
9. One new front yard sod and tree
10. One application for French doors and window
11. One application fro sod in front yard
12. One application to replace front yard grass

The Committee and Board President on Nov. 6th visited a garden display in Riverside and one in Clarmount

The next meeting will be Dec. 1st.

Dave Edgett
Chairman

**Solera HOA Board Meeting, November 18, 2009
Common Area Landscape Advisory Committee Report**

CALAC held its monthly meeting on November 10. Artistic attended the meeting.

Artistic Projects

- Routine Tasks completed-in progress: spray weeds in sidewalk/street cracks; prune trees; clean out concrete “V” ditches; clean trash, fertilize, and prune shrubs; spray pre-emergent in lawns and shrubs.
- One-time proposals completed-in progress: removed pine tree in pool area; plants enhancement at corner of Brentwood and Fairway.

Committee Projects

- The West Greenbelt – Redesign Proposal. Four bids were submitted for the landscape conversion on the West Greenbelt. The Committee reviewed them with the General Manager. While each appears to be competent, the Committee recommends an award for the low bid submitted by Artistic. Because of homeowner angst on the Westside, we also recommend awarding the full project for installation in late winter (after potential for frost kill) this year rather than proceeding in a piecemeal fashion over two or three years. The recommended funding source is Capital Improvement Fund.
- The Committee discussed timing and method for redesigning the East Greenbelt. Committee liaison, Karen Mahoney, agreed to discuss the matter with the Board for further direction.
- By the end of November (50% of fiscal year) budgeted funds for new landscape work and repairs will about 45% spent. The water budget will be 60-65% spent. While we are entering the low-usage period for water, we are still likely to over-spend on water by fiscal year end.

Water Conservation Subcommittee

To be addressed by Bud Charlick

Richard Crowe, Chair

Nominating Committee Report
November, 2009

The Nominating continues to work on the Campaign Rules and Guidelines and the Candidacy Form for presentation to the BOD at the December 2009 Association Meeting. The final draft will be prepared at our November 23rd meeting. Several issues that are being added to the Guidelines needed to be passed by the Associations legal staff in order to have it all in order for the BOD presentation.

The Election Calendar is as follows:

DECEMBER-

Campaign Rules and Guidelines and the Candidacy Form presented to the BOD for approval.

JANUARY -

Guidelines and Candidacy Forms available for residents to pick up and complete by the January 22, 2010 turn in date. We are hoping for a minimum of five candidates for the two open BOD positions.

FEBRUARY -

- ~ Nominating Committee interviews with prospective candidates.
- ~ Pictures to be taken of all candidates.
- ~ Candidate information to Christine for printing in preparation for community mailing.

APRIL -

- ~ Gazette article on the upcoming election and the importance for all home Owners to take part in the election process.
- ~ April 12th - mailing of Candidate Information sheets to the residents.
- ~ April 14 from 7:00 to 9:00pm Meet the Candidates in the Oakmont Rooms
- ~ April 15 from 1:00 to 3:00pm Meet the Candidates in the Oakmont Rooms
- ~ April 14, 2010 official campaigning beings
- ~ April 16, 2010 Office Ballots mailed to all homeowners.
- ~ April 19 - May 21, 2010 - Ballots from homeowners accepted.

MAY -

- ~ Gazette article with pictures of candidates and one sentence introduction.
- ~ May 19, 2010 Annual Home Owners Meeting. Ballots counted and Election Results announced and posted.

The next meeting of the Nominating Committee will be held in the Oakmont Clubhouse on Monday, November 23, 2009 at 1:30pm.

Respectively submitted,
Sue Ann Summers
Nominating Committee

**Recreation and Activities Advisory Committee Report
November 18, 2009**

More than 50 households participated in the community wide yard sale on October 24th.

The first ever Solera Halloween party proved to be a night of fun activities for the those who participated. Pumpkin and costume contests, puzzle matching, ring toss, bean bag toss, dancing, and mingling with friends rounded out the evening. Wood carved prizes were donated by one of our residents, Carson Storer.

Solera ladies, and their guests, enjoyed a delightful luncheon and fashion show on Saturday, November 7th. Jones New York, Kasper, and Anne Klein provided the fashions that were presented.

Pechanga Casino that had been scheduled for today, the 18th, was cancelled due to lack of interest.

A holiday golf cart parade will be held on December 5 at 3:00 P.M. Bud Charlick is putting this event together, and flyers with details are currently available.

Following the golf cart parade ,at 4:30 P.M., the Dickens Singers will perform in living area of the clubhouse. This Inland Empire group comes on a donation only basis and provides A capella harmony in their singing. The Christmas tree lighting will occur at the completion of this performance.

Friday, December 11th, is the lighting of the Menorah at sundown.

Huntington Harbor Cruise of Lights, including dinner at Knott's Berry Farm, has two filled buses and a waiting list.

There are still tickets available for New Year's Eve at a cost of \$70.00 per person.

Tickets are currently on sale for our January 9th clubhouse event. Perry Lambert will provide an evening of music, comedy and impressionism at a cost of \$5.00 per person.

Applications for committee appointment will be accepted until December 11th, with interviews to be conducted on Wednesday, December 16th.

Respectfully submitted,

Alice Hermanson
RAAC Chairwoman

Water Conservation Report for 11-18-09 HOA Board Meeting

In the past the Water Conservation Ad Hoc Sub Committee has concentrated on measures to reduce water in the outside of our homes and the common area green belt.

We have suggested low water sprinklers, conducted seminars on adjusting the water timers, suggested low water and native plants to replace some of the grass on the common area green belt as well as Carl Arend writing articles in the Monthly Gazette.

As many homeowners have experienced problems with their toilets, I have researched newer toilets that are known as “dual flush”. These allow either the regular 1.6 gallon discharge or a 0.9 gallon discharge. This in itself could save in home water usage.

Other forms of water saving in home could be to combine loads when washing both clothes and dishes.

As we all know from reading the newspapers, unless we have a very wet winter, we may experience water rationing or increased water rates.

We welcome any other concepts for saving water and as we receive them, we will pass them on to our homeowners.

Bud Charlick
Chairman, Water Conservation Sub Committee