

APPROVED AUG 17, 2010

**Sandside Villas Homeowners Association
Minutes of the Board of Directors Meeting
July 29, 2010**

Directors Present:

- John Cobb, Unit 101
- James Campbell, Unit 102
- Bob McEachen, Unit 205

Directors Absent:

- (None)

Others Attendees:

- Larry Delassus, Unit 105

1 Call to Order

Meeting was called to order at 7:05 PM.

2 Approval of Minutes

Minutes of previous board meeting held on 29-Apr-2010 were adopted by unanimous vote of the board.

3 Decision to Lien AID 4188-008-044 for Delinquent Assessments

Resolution to lien AID 4188-008-044 for unpaid dues was adopted by unanimous vote of the board. Signed copy of the resolution is attached.

4 Q2 Financial Report

James presented Q2 financial report since volunteer bookkeeper Joe Grammatico of Unit 103 was unable to attend.

5 Maintenance

Waterproofing actions pursuant to Board Meeting on Apr 6 were discussed.

The following maintenance items were approved:

1. Repaint wood railing on front (Hermosa Ave) balconies
2. Repair electric meter doors at back of building
3. Seal, prime, and repaint garage gates and garage window wrought iron
4. Repair stucco as needed

Larry noted that boiler pump has become noisy. James and John agreed to investigate.

Larry noted that main garage gate does not have safety reverse. Agreed to have All Gate check the safety reverse next time they come out.

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6 Adjournment and Executive Session

Open session was adjourned at 8:30 PM.

James and Bob stayed for the executive session, in which collection activity was discussed.

Minutes recorded by James Campbell.

Minutes are approved as of Aug 17, 2010.

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Resolution of the Board of Directors

Type: Special
Number: 2010-02
Title: Resolution to Lien for Delinquent Assessments
Date: July 29, 2010

WHEREAS the board of directors has found the owner of property identified by Assessor's Parcel Number 4188-008-044 delinquent in paying regular and special assessments currently in the amount of \$5,594 including late fees and interest;

WHEREAS the board, in compliance with the current Association collection policy, has turned the owner's account over for collection and is resolving to lien the property as a result of non-payment of delinquent assessments;

WHEREAS the board hereby certifies that the following has occurred in compliance with California Civil Code section 1367.1:

- The board itself has voted on the subject of this resolution and did not delegate voting to any agent of the HOA.
- The vote occurred in an open meeting of the board at which a quorum was present, consisting of 3 out of 3 Board members.
- A majority those board members present constituting a quorum has voted in favor of recording a lien for delinquent assessments on the property described above.

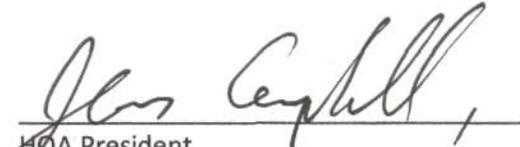
Total votes: 3 Votes in favor: 3 Votes opposed: 0

- A copy of this resolution must be attached and made part of the board's meeting minutes.

NOW THEREFORE BE IT RESOLVED THAT, the board has adopted this resolution and that it is signed by a member of the board vested with the authority to do so.

Executed this 29th day of July, 2010.

ATTEST:


HOA President
James Campbell

29-Jul-2010