

**APPROVED JULY 7, 2011**

**Minutes of the Open Meeting of the Board of Directors of the Sandside Villas  
Homeowners Association  
Held in Unit 102 on April 28, 2011**

**Directors Present:**

- James Campbell, Unit 102, President
- Phil Nam, Unit 206, Vice President (via teleconference)
- Joe Grammatico, Unit 103, Treasurer and Secretary

**Directors Absent:**

- (None)

**Others Attendees:**

- Kelly Flynn, Unit 201

**Call to Order**

- James called meeting to order at 7:07pm.

**1. Approval of Minutes**

- Minutes of previous board meeting held on January 27, 2011 were adopted by unanimous vote of the board.

**2. Reports**

- Financial report for first quarter of 2011 was reviewed and approved by unanimous vote of the board.
  - \$2,100 paid for boiler repairs
  - \$460.00 was paid for garage gate repairsThese were unplanned repairs, paid out of the reserves
- Accounting software was discussed.

**3. Unfinished Business**

**3.1 Water Intrusion on Upper Southeast Side of Building**

- Various repair options and estimates were presented and discussed. Phil and James took the action to explore additional options. Results will be presented at the next board meeting.

**3.2 Special Assessments**

- This item was tabled until the next meeting

**4. New Business**

**4.1 Architectural Control Committee**

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- Formation of an architectural control committee was tabled until the next meeting

4.2 Reimbursement request for plumbing leak damage

- This item was tabled until the next meeting

4.3 HOA Payment Delinquencies

- Collection activities were discussed

4.4 Miscellaneous Maintenance Topics

- The board agreed to explore individual gas meters for each unit. James volunteered to contact Southern California Gas (SCG) to complete a gas analysis. This is a free estimate provided by SCG.
- Boiler maintenance: Phil volunteered to explore alternatives to replace the boiler with more efficient tankless water heaters.

5. Adjournment

- Meeting adjourned at 8:47 PM.
- Minutes recorded by Philip Nam.

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