

**APPROVED NOV 17, 2011**

**Minutes of the Open Meeting of the Board of Directors  
of the Sandside Villas Homeowners Association  
Held in Unit 102 on Oct 27, 2011**

**Directors Present:**

- James Campbell, Unit 102, President
- Joe Grammatico, Unit 103, Treasurer & Secretary

**Directors Absent:**

- Phil Nam, Unit 206, Vice President

**Others Attendees:**

- James Habel, Unit 105

**1 Call to Order**

James called meeting to order at 7:05 PM.

**2 Review and acceptance of Minutes**

Minutes of previous board meeting held on Oct 7, 2011 were adopted by unanimous vote of the board.

**3 Reports**

Financial report for Q3 was accepted by unanimous vote of the board.

**4 Unfinished business**

**4.1 *Collection Activity on AIN 4188-008-048***

This item was tabled since the account was recently brought current.

**4.2 *Special Assessment for Boiler and Gate Repairs***

The following motion was approved:

Due to replenishment of the association's reserves via recent collection activities, the board no longer intends to proceed with a special assessment to cover the emergency boiler pump replacement and the emergency gate repair that occurred in January (see minutes of Jul 28, 2011).

Note: The board decided on Jul 28, 2011 to put the subject special assessment to vote of the membership. The vote would have occurred via secret mail-in ballot in accordance with CA state law. However, per the subject motion, the board no longer deems it necessary to go forward with the proposed special assessment and the associated mail-in vote.

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**5 New Business**

*5.1 Architectural Guidelines for Installing Screen Doors at Entrances of Individual Units*

The following motion carried:

The board approves installation of a white-colored residential-style screen door on the entrance of Unit 105, subject to final approval by Architecture Committee Chairman Philip Nam.

*5.2 Pro Forma Operating Budget and Reserve Funding Plan for FY2012*

This item was tabled until the next meeting.

**6 Adjournment**

Meeting was adjourned at 7:55 PM.

Minutes were recorded by James Campbell.

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