

**SURFCREST CORPORATION HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 22, 2008**

CALL TO ORDER: The Board of Directors meeting of Surfcrest Corporation Homeowners Association was called to order at 7:30 pm

DIRECTORS PRESENT: Bob Herrera..... President
Kelley Duarte..... Vice President
Dan Stepanian..... Treasurer
Joel Parker..... Secretary

ALSO PRESENT: Kim-Marie Bryant..... Golden West Property Management

ABSENT: Jim Thomas..... Member at Large

HOMEOWNER FORUM:

Bill Fahey of 19317 Surf Drive – was in attendance.

Homeowner requested an extension on the payoff of his dues currently in arrears. Board of Directors indicated that the homeowner must go through the contracted attorney as it is now out of the HOA's hands. Board of Directors indicated that they appreciate the effort made by the homeowner to leave the line of communication open relative to this matter.

Kelley Duarte of 19317 Surfview – was in attendance.

Homeowner reports there is an orange cone covering exposed electrical wiring in the community that needs immediate attention.

6261 Surfpoint – Tenant

Board of Directors rescinded invitation to Tenant to discuss varying violation issues with the Board of Directors. Board of Directors has requested that GWPM invite owner/property management to the next Board of Directors meeting. GWPM is to provide the Board with all correspondence relative to this address.

MINUTES: A motion was made by Joel Parker, seconded by Kelley Duarte, and carried to approve the September 24, 2008 Board of Directors meeting minutes as written.

FINANCIALS: A motion was made by Dan Stepanian, seconded by Joel Parker, and carried to approve the September 2008 Financials as submitted.

DELINQUENCIES: Reviewed.

OLD BUSINESS: Pool: Salt Water System
Tabled.

Pool & Jacuzzi: Drain replacement notification
Discussed.

Newsletter
Discussed.

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NEW BUSINESS: All Star Electric: Holiday Lighting Proposal

The Board of Directors would like GWPM to retrieve 2 additional bids in order to make an informed decision on the holiday lighting.

Monument Removal – Updates

Completed.

Bay Alarms: Backflow tamper switch replacement bid

A motion was made by Joel Parker, seconded by Kelley Duarte, and carried to approve Bay Alarms proposal in an amount note to exceed \$2,800. to replace tamper switches on 2 backflow devices.

2009 Proposed Annual Budget

The Board of Directors briefly discussed the 2009 Proposed Annual Budget. The Board denied the increase proposed by the property management company-period. The Board of Directors will discuss the 2009 Proposed Annual Budget at a subsequent meeting and will submit final budget by the deadline given (November 10, 2008).

CTU Security Services: September Report

Reviewed.

ADJOURNED: The Board of Directors meeting was adjourned to go into Executive Session at 9:05 PM

ATTEST: Respectfully submitted by:

Jan Standish, Sr. Property Supervisor

APPROVED: _____
Chairperson of the Meeting or President of the Association

SECRETARY'S CERTIFICATE

I, JOEL PARKER, the duly elected and acting Secretary of the Surfcrest Corporation Homeowners Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the Regular Board of Directors Meeting held October 22, 2008 as approved by the Chairperson and President of the Association.

Signature of Joel Parker

_____/_____/2008
Date