

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

NOTICE: Upon due notice given and received, the regular meeting of the Surfcrest One Board of Directors was held on October 22, 2008.

CALL TO ORDER: A quorum of Directors being present, the Surfcrest One Homeowners Association meeting was called to order at 6:30 p.m.

DIRECTORS

PRESENT: Joel Parker..... Vice President
Linda Cleary..... Treasurer
Dan Stepanian..... Secretary
Ben Clark..... Member at Large

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

ABSENT Tom Sizlo..... President

HOMEOWNERS

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.

MINUTES: A motion was made by Ben Clark, seconded by Linda Cleary, and carried to approve the Board of Directors Meeting Minutes of September 24, 2008 as written.

FINANCIALS: A motion was made by Ben Clark, seconded by Linda Cleary, and carried to approve the September 2008 Financial Report as submitted.

Note: treasurer will be contacting GWPM Accounting-Miao Chuang, directly relative to and invoice for termite repairs that needs to be reallocated.

OLD BUSINESS: Action Painting
Discussed.

Western Sheet Metal
Board member reports WSM latter caused damage to the stucco at the roofline of building #16. GWPM to contact WSM to report damage and demand repair.

NEW BUSINESS: Landscape
Board member indicates that there are several areas in Surfcrest one that have bare patches of dirt, dead bushes, and alike. Whereas, Surfcrest to seems to have lush bushes, tree are pruned, no bare spots, etc. Board member will forward letter & pictures to submit to Surfcrest Corporation regarding this matter.

**SURFCREST ONE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 22, 2008 PAGE TWO OF TWO**

NEW BUSINESS

(CONTINUED):

La Barre/Oksnee Insurance: Renewal Proposal

The Board of Directors briefly reviewed the Proposed Insurance Renewal for the Surfcrest One HOA Master Insurance Policy and have tabled this agenda item for further discussion at the November 2008 meeting. The master insurance policy is due to expire on 12/20/2008.

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. 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).

ADJOURNMENT: A motion was made, seconded, and carried to adjourn the Board of Directors meeting of October 22, 2008 at 7:15 pm.

ATTEST: Respectfully submitted by:

Jan Standish, Sr. Property Supervisor

APPROVED:

Chairperson of the Meeting or President of the Association

SECRETARY'S CERTIFICATE

I, **Dan Stepanian**, the duly elected and acting Secretary of the Surfcrest One 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 Dan Stepanian

_____/_____/2008
Date