

**SURFCREST ONE, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 22, 2007**

NOTICE: Upon due notice given and received, the regular meeting of the Surfcrest One Board of Directors was held on August 22, 2007.

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: Tom Sizlo.....President
Linda Cleary.....Treasurer
Kelly Duarte..... Secretary
Joel Parker..... Member at Large

ABSENT: Ben Clark.....Vice President

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

HOMEOWNERS PRESENT: Susan Sizlo of 19251 Surfview - was in attendance.
Dave Christ of 19491 Surfset – was in attendance.
Dan Stepanian of 19311 Surfview was in attendance.
Dave Kolinsky of 19352 Surftide was in attendance.

HOMEOWNERS FORUM: Dave Christ of 19491 Surfset – presented.
Gave completed Architectural Approval Request form for satellite dish replacement to the Board of Directors.

MINUTES: A motion was made Joel Parker, seconded by Linda Cleary, and carried to approve the minutes of July 25, 2007 with the following modifications:.

1. Under HOMEOWNERS FORUM remove Marilyn Sponsel of 19271 Surf Drive, and replace with Mary Lou Clark of 19297 Surfview.
2. Add a thank you to Kim-Marie Bryant of Golden West Property Management for her outstanding job on the minutes of the meeting and walk through list – she has been a pleasure to work with.

GWPM – is to make the modification to the July 25, 2007 meeting minutes.

FINANCIALS: A motion was made by Kelly Duarte, seconded by Joel Parker, and carried to approve July 2007 financial report with three amendments –

1. Page 6 of the July Financials discussed - \$17.00 charge. Linda Cleary clarified with the accounting department that this charge was for the printing of the bank checks.
2. The Board of Directors is requesting that residents who pay in advance not show up on the Aging Report with the delinquencies.

GWPM – is to investigate.

**SURFCREST ONE, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 22, 2007 PAGE 2 OF 4**

**DELINQUENCY
REPORT:**

No matters to discuss at this time.

OLD BUSINESS: Assessment Increase – Discussed.

Board of Directors discussed having a special newsletter go out to the Surfcrest One homeowners indicating that they must have their assessment increase voting ballot in to the property Management Company no later than Monday, September 17, 2007.

GWPM – is to confirm w/ Tom Sizlo and compose and send letter out to homeowners.

Investigation of New Insurance provider – Discussed.

Request for quotation (Condo Package & Earthquake) - in process with LaBarre Insurance Agency. Board of Directors requested that LaBarre present to them the variables relative to units verses buildings-deductions, etc.

GWPM – is to discuss variables with LaBarre Insurance Agency and forward this information on to the Board of Directors.

Lock Box for Utility Closets -Installation complete.

Keys are made and have been given to Golden West Property Management to alert the utility companies (to give the code for lock box, and to give a key to So. Cal. Edison and Douglas Landscaping).

GWPM – is to inform utility companies of new lock box and assign codes, and distribute keys – as warranted. Distribute keys to Douglas Landscaping and So. Cal Edison.

Reserve Study – Discussed.

The Board of Directors is anticipating completion of the Reserve Study by the next Board of Directors meeting.

GWPM – is to inform Board of Directors upon receipt of Reserve Study.

Homeowner BBQ Party – Discussion and confirmation.

Board of Directors discussed announcement going out to all Surfcrest One homeowners and tenants. It was confirmed that the August 2007 Newsletter has section detailing the Homeowner BBQ.

SURFCREST ONE, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 22, 2007 PAGE 3 OF 4

OLD BUSINESS Maintenance Document: Shared responsibilities – Discussed.
(CONTINUED): Both Surfcrest One & Surfcrest Two HOA's are compiling and comparing information to create one universal document to be finalized and distributed to all homeowners in each Association. Sheri Kasabian and Bob Herrera remain the primary points of contact throughout the remainder of this project.

NEW BUSINESS: 19491 Surfset Drive – was present.
Architectural Review Application received for satellite dish installation. Resident is requesting replacement of his satellite dish. Architectural Review Application was approved and signed by the Board of Directors.

GWPM – is to send out approval letter and copy of signed form.

6268 Surfpoint Circle – was present.
Architectural Review Application received for Milgard replacement windows. Resident is requesting replacement of windows throughout unit. Architectural Review Application was approved and signed by the Board of Directors.

GWPM – is to send out approval letter and copy of signed form.

Rainbow Disposal Trash Receptacles - Discussed.
The Board of Directors would like to have Rainbow Disposal correlate address to trash Receptacles – primarily for identifiable purposes, i.e. – violations, etc.

GWPM – is to contact Rainbow Disposal to see if this can be arranged.

19417 Surfset Drive – apology letter requested.
One of the Board of Directors is requesting that Golden West Property Management issue an apology letter to the resident. The resident was mailed a courtesy letter relative to his trash cans being out over the allotted amount of time. The resident has indicated that his neighbor's trash cans were in front of his garage – they were not his.

GWPM – is to write and apology letter.

Community Paint Color Choices – Discussed

Board Packet - request to received – via email.
The Board of Directors is requesting that they each have a scanned copy e-mailed to them on the day that their hard copy is mailed out to them.

GWPM – is to blanket e-mail the Board of Directors with a scanned copy of the Agenda packet the day the packet is mailed out.

**SURFCREST ONE, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 22, 2007 PAGE 4 OF 4**

ADJOURNMENT: A motion was made by Kelley Duarte, seconded by Linda Cleary, and carried, to adjourn the August 22, 2007 meeting at 7:15 p.m.

ATTEST: Respectfully submitted by:

Jan Standish, Association Manager

APPROVED:

Chairperson of the Meeting
President of the Association