

COLUMBIA SQUARE MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 5, 2011
AGENDA

REFER TO
PAGE NO.

- I. CALL TO ORDER – Following annual meeting of the membership.
- II. ORGANIZATIONAL MEETING OF THE BOARD
- III. MOTION TO ACCEPT AGENDA AS PUBLISHED
- IV. OPEN FORUM - MEMBERS
- V. GUEST SPEAKER: Officer G. Gales, Irvine Police Department
- VI. MANAGEMENT REPORTS
- A. ADMINISTRATIVE:
1. **Board Action: Approve the Minutes from the March 24, 2011 Board of Directors meeting.** 1-4
 2. Action items and responses generated form March 24, 2011 Board of Directors Meeting. 5-6
 3. **Board Action: Approve earthquake renewal proposal.** 7-16
 4. Correspondence to the homeowner, account #00118-0110. 17-18
- B. FINANCIAL:
1. **Board Action: Approve Financial Material for the period ending March 31, 2011, subject to audit review.** 19-69
 2. Action item completed: Communication to Morgan Stanley/Smith Barney regarding investment recommendations. 70
 3. **Board Action: Approve resolution to record lien, account #00103-7059.** 71-72
- C. FACILITIES:
1. **Board Action: Ratify approved proposal from Tri-County Lighting for two electrical poles replacement, \$919.90.** 73-75
 2. **Board Action: Approve proposal from JCS Construction for carport header beam repairs, \$12,450.00.** 76-77
 3. **Board Review: Request from homeowner to share with the Association costs for replacement the water mains shut-off valve.** 78
 4. Correspondence to Accurate Termite and Pest Control regarding wasp nests removals. 79
 5. Account Note Report for period March 17, 2011 – April 25, 2011. 80-92

- | | | |
|----|---|-------|
| 6. | Summary Work Order Report for the period March 17, 2011 – April 25, 2011. | 93-94 |
|----|---|-------|

D. LANDSCAPE:

- | | | |
|----|---|--|
| 1. | <u>Board Action:</u> Approve proposals from Ultimate Landscape: <ul style="list-style-type: none"> • #01182, replace Agapanthus, \$220.00 • #02252, install drain, \$233.00 |
95-96
97-98 |
| 2. | <u>Board Action:</u> Ratify approved proposals from Ultimate Landscape: <ul style="list-style-type: none"> • #02252, install additional plants by the courtyard, \$100.00 • #03072, install additional plants, \$47.00 • #01183, replace aged agapanthus, \$220.00 • #02131, install additional plants, \$128.00 |
99
100-101
102-103
104-105
106-107 |
| 3. | <u>Board Review:</u> <ul style="list-style-type: none"> • Note from homeowner, account #00103-7563 • Correspondence from management to account #00103-7563 |
108
109 |
| 4. | Action Item Completed: correspondence to homeowner, account #00103-7609. | 110 |
| 5. | Work order to TreeCo Arborist regarding tree trimming at 81 Exeter. | 111 |
| 6. | IRWD Landscape Water Management Performance Report, March 2011. | 112 |

E. ARCHITECTURAL & CC&R's

- | | | |
|----|---|---------|
| 1. | <u>Board Action:</u> Approve draft of the revised rules. | --- |
| 2. | Architectural/Landscape walk inspection report, April 21, 2011. | 113-115 |
| 3. | Architectural violation letters, accounts#00103-6107, 00115-1505, 00103-724600103-6388, 00118-7168, 00103-5877. | 116-123 |
| 4. | Correspondence from 45 Oxford and confirmations of attendance from the homeowner and representative from the Irvine Police. | 124-129 |

VII. ADJOURN TO EXECUTIVE SESSION

An Executive Session Board of Directors meeting, if necessary, will be held following the adjournment of the Regular Board of Directors meeting to discuss potential litigation, member disciplinary action and/or contract negotiations.