

**California Chateau
Homeowners Association
Palmdale, California
*www.californiachateau.net***

Board of Directors

Lee Garbell, President: 943-1616, lgarbell@aol.com
Mike Webb, Treasurer: 943-0969, maw2242@aol.com
Ron Hart, Director: 943-9663, hartron@att.net
Randy Aldridge, Director: 943-0380, realdridge@ashland.com
Robert Yegehiaian 722-9384, Robert@payrollperfect.net

Architectural Committee

Robert Margherita, 943-8423
Rich Hertle, 722-3735
Sally Hart 943-9663

**Board of Directors Meeting Minutes
Jan. 08th, 2003**

The monthly California Chateau Board of Directors meeting began at 7:01 PM at the home of Lee Garbell.

Board members present were Lee Garbell, Mike Webb, Ron Hart, and Robert Yegehiaian

Also attending were Sally Hart, Architectural Committee, and Barri Sibbald (CPA). Homeowners in attendance were: Phyllis Sweet, Lauren Rosa, Debra Foley, Linda Brooker, Keith Brooker, and Robert Haley.

OLD BUSINESS

1. Architectural Committee- Lot 56 (41053 Myrtle Dr.), approved patio, pool.

Lot 76 (41159 Estates Ln.), approved painting.

Phyllis Sweet (943-0966) replaces Sally Hart on the Architectural Committee.

2. Financials-Barri reviewed the financial statements for Oct. 2002, Nov. 2002, and Dec. 2002.

The Board authorized Barri to make payments for gate repair (new chain, etc.) and Christmas Committee expenses.

Barri passed out the financial statement for FY 2002 (Accountant's statement, Balance sheet, Income statement). The Board approved the report. A copy will be mailed to each homeowner.

The Board agreed to get another bid on insurance premium to help reduce costs; however premium is not due for another year, (Mike Webb).

The Board approved transferring \$13,000 from checking to savings to increase reserves. Mike to draft resolution letter.

The Board also requested Barri to roll over our CDs to five-year CDs at a higher interest rate as they become due (see Nov. 02 Board meeting minutes).

The following payments were made: Common area utilities, taxes FY2002, CPA monthly fees.

3. **Delinquencies-** Two homeowners are delinquent in their dues.
4. **CC&R Violations-** Reminder to bring your trashcans in off the street and out of view after pick-up. Dogs roaming the streets continue to be a problem. There was a report of a coyote getting a pet cat. Please keep your pets under control. Lee requested a reminder be in the Newsletter regarding this.

Lee requested a reminder in the Newsletter that Christmas holiday decorations be removed not later than Feb. 1st, 2003.

5. **Web Site-**Arley Clark (web master) needs Board meeting minutes for Sept., Oct., and Nov. 2002 to post on our web site. There may not be any minutes for Oct. Robert Y. to work this. Will need updates for new officers after upcoming election.

6. **Board Records-**Robert Y. to obtain the Board file cabinets from Sharon Brewster by Jan. 11th, 2003

7. **Thanks to Christmas Committee-**The Board expressed its thanks and gratitude to the Christmas Committee for the innovative work on the Christmas decorations, lighting contest, and Christmas party and gifts. (Linda and Keith Brooker, Phyllis and Bob Sweet, Jim and Susan Frasco, and Cynthia, Josh, and Courtney Breeher)

Lee requested a Newsletter item on this.

NEW BUSINESS

8. **Elections/Annual Meeting-**Barri handed out a draft ballot for the up-coming election. Lee will proof the ballot and get back to Barri in a timely manner.

As of now, 7 candidates will be on the ballot: Robert Yegehiaian (incumbent), Randy Aldridge (incumbent), Dean Henderson, Debra Foley, Lauren Rosa, Carrie Burckle, and Allen McBroom.

Lee to reserve a room at the Holiday Inn for the annual meeting.

9. **Next Board meeting-** The next Board meeting will be at the Annual meeting, to be held at the **Palmdale Holiday Inn, on Wed., Jan 29th, 2003**, starting at 7:00 PM.

Adjourned at 8:15 PM

An **Executive Session** was held after the regular Board meeting to discuss the McBroom lawsuit issue. Robert Yegehiaian briefed the Board members on his two meetings with the McBroom's to negotiate a settlement satisfactory to all parties. It was agreed McBroom would pay \$900 to the Homeowners Association to defray legal expenses, and would sign a cease and desist agreement drawn up by our attorney.

The Board voted to accept this settlement as being the most cost effective solution for the Homeowners Association. (A check for \$900 was received).

Adjourned 8:32 PM

Ronald E. Hart

Ronald E. Hart

Director, California Chateau Board of Directors