

CASITAS & CHALETS HOA

Meeting Minutes 04/21/2015

In attendance: Doug Galbraith, President
Dick Lytle, Vice President
Kaaydah Schatten, Secretary
Kristin Smith, Member at Large

Linda Schilz, from Linsch Management

- President Doug Galbraith called the meeting to order at 6:35 p.m., and read the minutes from January 2015 meeting.
- The Board is seeking an alternative to \$ 6600.00 estimate to repair tennis court fence and webbing. Mr. Galbraith will go to Home Depot to seek replacement parts for missing fasteners. Linsch Management will request Geraldo, the landscaper, to tighten exiting fasteners and replace missing fasteners for the HOA. Linsch Management will also request that if new webbing is found, that it be secured with either metal or fishing line to existing webbing by Geraldo.
- The Board requested that Linsch Management inform the Homeowner with front yard in ill repair, of new hybrid grass that grows in the shade as one possible affordable solution or gravel, to improve the drive up appeal.
- The Board discussed the homeowner in arrears five (5) months and requested that Linsch Management continue to follow up with request for plan by the end of six (6) months.
- Mr. Galbraith recommended possible cleaning solutions for sign on Voss Road.
- The Board discussed the LED Solar solution as replacement to existing gas lights.
- The Board expressed appreciation for Linsch Management's great service and the results achieved with 99% of homeowners paying on time or even quarterly improving cash flow.
- The meeting was adjourned at 7:30 p.m.

CASITAS & CHALETS HOA

Meeting Minutes 07/21/2015

In attendance: Doug Galbraith, President
Dick Lytle, Vice President
Kaaydah Schatten, Secretary
Kristin Smith, Member at Large
Jacqueline Camphor, Treasurer

Linda Schilz, from Linsch Management

- President Doug Galbraith called the meeting to order at 6:30 p.m.
- Kaaydah Schatten, Secretary read the minutes from April 21, 2015. Unanimous approval by the Board.
- The Board went into executive session to discuss confidential matters.
- Linsch Management reported that collections were small even with the ongoing Post Office errors in returning mail to homeowners. The Manager of Post Office Station is on the remediation schedule with his staff.
- The Board discussed contract with Sierra Landscaping coming due in 2016 and possible increase. Linsch Management will review the contract before next meeting to advise the Board of expiration date and possible increase for next year's budget. The current contract covers 171 homes at \$ 48,620.00 per year.
- The Board discussed tree trimming and hedge trimming is once a month before bulk trash pickup and excludes any trees that require a ladder to trim.
- Linsch Management reported that three (3) seller's resale certificate had been charged out at \$100.00 per homeowner for both Parkway Village HOA and Casitas & Chalets HOA. Both revenue streams were approved at last Parkway Village HOA, and by quorum for Casitas & Chalets HOA, after 1st quarterly board meeting.
- The meeting was adjourned at 7:00 p.m.

Kaaydah Schatten
Secretary

CASITAS & CHALETS HOA

Meeting Minutes 10/20/2015

In attendance: Doug Galbraith, President
Dick Lytle, Vice President
Kaaydah Schatten, Secretary
Kristin Smith, Member at Large
Jacqueline Camphor, Treasurer

Linda Schilz, from Linsch Management

- President Doug Galbraith called the meeting to order at 6:40 p.m., and read the minutes from April 2015 meeting. Unanimous approval by the Board.
- The Board requested that Linsch Management check with Landscaping Company about continuity of the 171 homes in Casitas & Chalets for hedge and bush trimming starting in 2016. The Board discussed a possible increase in contract from the Landscaping Company. Tree trimming will continue to be Homeowner's responsibility.
- Management reported to the Board that there is only \$ 1500.00 in outstanding HOA dues and \$ 500.00 is owed from one (1) homeowner. Management is hopeful to collect and bring all HOA paid in full by year end.
- Dick Lytle moved that The Board work on a plan that can be approved by the Board by email to deal with the Landscaping issues currently.
- Dick Lytle moved to adjourn the meeting and the vote was unanimous.
- The meeting was adjourned at 7:30 p.m.

Kaaydah Schatten
Secretary,