

**CALIFORNIA SUMMIT ALISO VIEJO ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 17, 2007**

MINUTES

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of the California Summit Aliso Viejo Association was held on October 17, 2007, at 6:30 P.M. at 7 Sherwood Drive, Aliso Viejo, CA 92656.

PRESENT Stephan Zechmair, President
Richard Frey, Treasurer

Jeni Greene, Architectural Committee

Monica Alvarado, Action Property Management, Inc.

ABSENT Jerry Cooksey, Secretary

CALL TO ORDER The meeting was called to at 6:45 P.M.

RESIGNATION Jerry Cooksey resignation due to moving out of state. A motion was duly made, seconded and carried to accept his resignation.

A motion to accept Jeni Greene as our new Secretary. A motion was duly made, seconded and carried to accept Jeni Greene to finish off Jerry Cooksey's term.

NEW BUSINESS Homeowner request-32 Cameo Drive
Management is presenting a request from the homeowner at 32 Cameo Drive regarding architectural application submitted for 34 Cameo Drive to build a swimming pool. Homeowner was present to stress her concerns about the weight of the pool on the slope because it might cause the slope to fall down with so much weight on it. The homeowner requests that Board to reject the architectural application from the homeowner. The Board spoke to the homeowner letting them know that the Board can only approve architectural plans but the Master Association has the final say on those kinds of situations, so it is not up to the Board. The Board can only do what they are supposed to and they have no right not to allow the homeowner to have a swimming pool so the architectural application was approved by our Board.

CONSENT

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CALENDAR The Consent Calendar was approved for the Minutes for June 12, 2007, Minutes for July 17, 2007, the acceptance of the new collection policy to the assessments as of October 1, 2007 was accepted. The financial statement for July, August and September were all accepted. There was a motion duly made, carried and approved to accept the Consent Calendar. Board member request Management to review the financial with the staff accountant regarding the positive and negative amount.

Wendy Amado resigned from District Delegate on the Board so she is no longer with us.

NEW BUSINESS Office expenses

The Board reviewed the office expenses and inquired they want a break down of the Management fees for office supplies. They want to see what exactly it is for. Please pull the last five months of the Management bill for the break down so they can figure out where the money is going to.

Lien pending resolution for account # 1514701862

A motion was duly made, seconded and carried out to call the homeowner and discuss this issue following up with a letter letting them know that if they pay the full amount we will credit out the last \$100.00 on that account. Also the Board requests that Management hold onto those lien papers until we get response from the homeowner.

Miscellaneous items

The Board requests Management to e-mail all past minutes to Rich Frey. The Board is very upset regarding the newsletter. The first paragraph was completely wrong regarding the new assessments. The Board would like to be either credited for that newsletter to send out a new newsletter at no cost. The Board request that Management an action without a meeting for October's minutes so that they can be e-mailed to the Rich Frey and put into the website as soon as possible. Board, member Jeni Greene requested copies of a non compliance letter so that they could be revised in a nicer, friendlier way. The Board asked a question on how often the financials need to be reviewed.

NEXT MEETING The next meeting will be held on January 23, 2007 at 6:30 P.M.

ADJOURN There being no further business to come before the Board of Directors, the meeting adjourned at 8:15 P.M.

ATTEST Respectfully Submitted by Monica Alvarado, Community Manager