

Oceana Homeowners Association  
Board of Directors Meeting  
February 3, 2007  
10:30 am

The meeting was called to order by Suzi Green President. Board members present were James Kay, Dan Harney and Cheryl Seifert.

Homeowners present were:

OLD BUSINESS:

James Kay gave an update on the pending lawsuit with the former board. The lawsuit in San Diego is pretty much a "mute issue." A Motion to dismiss the lawsuit in the US was made, seconded, and passed unanimously. James Kay, with proof from Dan Harney of misappropriation of funds by the former Board, wants to pursue the lawsuit in Mexico. It was discussed and approved by all the Board members. Mr. Kay will fund the suit for the Homeowners Association, as well as any repercussions from our actions.

Suzi requested that Dan Harney take the amount that the former Board owes, off the monthly billing statement sent to homeowners. Dan Harney and all agreed.

Elevators:

Replacing everything but box. 4 homeowners haven't paid and 12 others are making payments. Tower I finished on time it should be in operation for the long weekend. Board will pick up tab for anyone that is displaced.

Homeowner Delfina Lopez complained about not getting adequate notice about elevators and said they were not told about Board picking up tab for anyone displaced. James Kay promised in the future to send a notice separate from bills and a phone call to notify homeowners about possible inconveniences.

NEW BUSINESS:

Rosarito Inn is Invero's new trade name. Plaza is upgraded. They will be open from 7am to 11pm everyday and available for any HOA problems. They may offer housekeeping staff.

Standard Jacuzzi hours are set by the Board; presently they are Friday, Saturday and Sunday

Insurance upgrade. There is concern that we are underinsured. Our policy was reviewed and it was decided that we need to raise our insurance. A motion to approve \$3,000 for an appraisal of our property was seconded and passed. After the appraisal we can increase our insurance.

Grocery carts are gone. Will be ordering more carts. Maids will have their own carts. There will be (2) in each garage for homeowners use only. \$488 for (4) plastic carts was approved to be spent by the Homeowners.

The valet carts for mainly for the renters

Pool will be heated on weekends on a trial basis to see how much additional it will cost in propane.

Homeowner Roger Labelle complained about the Garage by Tower II having dozens of leaks. James Kay explained that the person didn't put enough tar on the surface so they've had to pour sealant over the surface. He will check about adding more sealant.

Some motion detectors aren't working.  
The wind-up for the hose was broken.  
Garden pots need painting.

Suggestions were made to have meetings every 2 months. The next one to be determined sometime in April.

Meeting adjourned.