

**Oceana de Rosarito Homeowners Association
Board of Directors Meeting**

June 19, 2004

The meeting was called to order by Roger LaBelle, president, at 10:00am

Board members present were; Roger LaBelle, president, James Kay, vice-president, Dan Harney, treasurer, Bob McKay, secretary, and Mary Rodriguez, member-at-large.

Homeowners: Donna LaBelle, Bunny and Harold Lamunyon, Annemarie Harney, Betty McKay, Trudy Dunne, Norma Villasenor, and Glen Vandervort,... Invero: Diva Vela,

Contractors: Vista Paint Corporation; Mark White;.. Primus Painting; Ernie,Phil, and John.

The minutes of the February 21, 2004 meeting were approved as read.

Treasurer's Report:

Dan Harney gave a comprehensive report of the finances of the homeowners association included in the monthly and year to date reports. (These reports are available in Diva's office in Invero). The deferred maintenance of repairing and painting the towers will place a severe strain on the operational finances of the monthly homeowners fees. This has also been compounded by the lack of a reserve account for anticipated major problems over the past years. As a result, Dan Harney asked for a special assessment of \$600.00 per unit from the Homeowners to start this neglected project. A motion was made by James Kay and seconded by Roger LaBelle to send a ballot to homeowners for this assessment. A unanimous vote passed this motion.

A motion was made by Dan Harney and seconded by Bob McKay to accept the modified 2004 Financial Plan. The motion passed unanimously.

Old Business:

Preparation and painting of the towers-

Mark White of Vista Paint, has been helpful in working with Harold Lamunyon and members of the Board of Directors. He has brought several contractors to the towers to evaluate our needs for proper repair and preparation of painting. As a result, we had learned that several problems have to be addressed before the buildings can be painted. Water and moisture damage to the walls and windows must be repaired. It is time consuming and labor intensive. Rapid Set Wunderfixx, and Rapid Set Cement have been determined to be the best products to be used for our particular problems. It appears that poor quality materials were used in earlier construction of walls and windows that were porous, allowing moisture penetration. Vista Paint of Orange County has a reputation for high quality products' i.e. Monochrome Silicone primer/Sealer ad Acribond Acrylic Flat with Monochem Aquaseal Color Additive are the paint products to be used. Moisture has also seeped into joints and other places on the balconies. Rusting rebar must be repaired and walls patched everywhere moisture is creating a concern and could cause hazards in use of the balconies. The situations are different in the units so an evaluation could not be made until each one is inspected.

Mary Rodriguez recommended that the board authorize the administrator of Invero, Diva, to open doors of homeowners units to allow an inspection to determine necessary repairs on windows, sliding doors, and balconies. James Kay moved and Roger LaBelle seconded and the motion passed unanimously.

Upgrade of Water Systems in Towers-

James Kay gave a report on the progress of installing a new water system in the three towers. Stand pipes have been installed on all floors with fire hoses. Pressure tanks are here awaiting installation. A design for a filter system to make water potable in all units is progressing. It should be noted that James Kay has contributed \$44,032.11 of expenses for this upgrade while material purchased by Oceana have only been \$3,704.19.

Mail Boxes.....James Kay donation-

Secure mail boxes have been installed in front of each of the three towers for every unit. An attractively designed lighted cover protects the boxes for easy access. This improvement for homeowners was donated by James Kay and had been requested earlier by James Vandervort for improved and secure mail access. Keys to individual boxes are available from Diva in the Invero office.

Club House Upgrade.....James Kay donation

A complete remodeling of the clubhouse and the adjoining area has been completed. The old floor was removed since several cracks made it dangerous. The former kitchen area was completely removed and replaced with new appliances including Jennair stove and oven, microwave, and dishwasher. New cabinets were installed and the entire floor was replaced with marble flooring. A large screen TV with a dish for multi-channel viewing, comfortable leather couch, chairs, hassocks, carved wooden table and six chairs for games and for bridge enthusiasts. New folding tables and chairs for meetings and pot luck dinners were added. An attractive lighting system, heat and air conditioning and new floors and fixtures in the bathrooms and an outdoor grill, both gas and charcoal complete the renovation. The Oceana de Rosarito Homeowners owe a debt of gratitude to James Kay for making this most generous gift to the Homeowners Association. These major improvements would otherwise have to be delayed or postponed because of building repairs and painting that will have to be taken care of.

Bank Trust Report.....

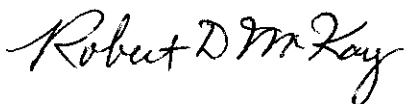
The annual bank trust due each year to HSBC, formerly Bitel, has been completed for the year. Next year the trust will be \$400.00 plus IVA of 10%.

New Business

New anodized metal railings have been placed around potential danger areas of the swimming pool. In order to have wheelchair access to most places in the common area, James Kay recommends we have sloping sidewalks from the towers and eliminate steps that prevent this access at present, an elevator to the clubhouse is being evaluated. He has also offered to place decorative water fountains in areas adjacent to the parking in front of Tower III and between Tower III and Tower II. These improvements are donations subject to approval by the Board of Directors. The board is working to assist in completion of these worthwhile projects.

The meeting was adjourned at 12:10pm.

Respectfully submitted,



Robert D. McKay, Secretary