

# **PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

**MEETING DATE: January 10, 2011**

**MEETING TIME: Immediately following the Annual Meeting at 10:00 am**

**MEETING PLACE: Pebble Beach Villas Clubhouse**

- 1. CALL TO ORDER: The meeting was called to order by Ed Roberts at 11:40 am.**
- 2. ROLL CALL: Members present were Robert Carter, Catherine Dowhan, Al Jakelis, Ralph McCrea, Robert Roberts and Rick Kimes from Elliott Merrill.**
- 3. PROOF OF DUE NOTICE: Notice was posted on all 15 bulletin boards throughout the complex. All Board members were notified.**
- 4. ELECTION OF OFFICERS:**

**President: Ed Roberts. Motion by Robert Carter, Second by Ralph McCrea.**

**Vice President: Robert Carter. Motion by Ed Roberts, second by Bud Rodgers.**

**Treasurer: Ralph McCrea. Motion by Bud Rodgers, second by Ralph McCrea.**

**Secretary: Catherine Dowhan. Motion by Ed Roberts, second by Ralph McCrea.**

- 5. APPROVAL OF MEETING MINUTES: November 30, 2010 Minutes were approved by vote of Board.**

**6. REPORT OF FINANCIALS: The Board voted to make the following distribution of funds:**

**To Reserves:**

**Roofing, \$10,000.**

**To Recreation:**

**Club House A/C, \$5,000**

**Club House Bathrooms, \$5,000**

**Tennis Court Resurfacing: \$4,700**

**To Paving:**

**Paving, \$4,571**

**6. MANAGER'S REPORT OF FINANCIALS:**

**PBV under budget for 2010 by \$2,535 with \$24,270 in Reserves**

**7. OLD BUSINESS:**

**Elliott Merrill (EM) is waiting for Sherman Williams to have the door paint available. The building paint is available. EM will direct Bill for on-site work by use of maintenance request tickets or requests by email to EM.**

**The bee and/or wasp problem will be taken care of on-site unless it is deemed necessary to send AT & T a picture.**

**The Board approved the purchase of 30 baited traps for rat control. Bill (EM) will maintain the traps.**

**8. NEW BUSINESS:**

**Distribution of Funds: Motion was made by Ed Roberts and seconded by Ralph McCrea to approve the Operating Budget for 2001.**

**The Board voted to approve Lancelot Industries, Inc. for resurfacing the Tennis Court. The motion was made by Bud Rodgers and seconded by Ralph McCrea. The color green was selected.**

**The Board agrees that the Club House bathrooms need to be updated and repaired. The installation of one handicap toilet for the Ladies room was recommended. Robert Carter and Bud Rodgers will oversee the project.**

**9. ADJOURNMENT:**

**Ed Roberts moved to adjourn at 12:30 PM. The motion was seconded by Robert Carter.**

**Sincerely,**

**Catherine Dowhan**

**Pebble Beach Villas Condominium Association, Inc.**