

**Provence d'Aliso Community Association  
Re-adjourned Board of Directors Meeting  
September 19, 2008**

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Upon due notice, given and received, the Board of Directors of the Provence d'Aliso Community Association held the regular monthly Board of Directors Meeting on Friday, September 19, 2008 at Starbucks Coffee, 27020 Alicia Parkway #F, Laguna Niguel, California. The Board President Gaylyn Kinnett called the Meeting to order at 9:30 p.m. with a quorum of Directors present.

**Directors Present**

Gaylyn Kinnett, President  
Bill Dearing, Vice President  
Michael Perlongo, Treasurer

**Directors Absent**

Karen McPhee, Secretary  
Jason Frenn, Director at Large

**Agenda**

It was by the unanimous general consent of the Board of Directors to approve the September 19, 2008 Meeting Notice and Agenda as posted.

**Executive Session Meeting Matters**

No Executive Action matters were discussed.

**Board Actions**

The Board of Directors reviewed the community wrought iron repair and painting proposal submitted by Precision Wrought Iron. Following review, it was the general consent of the Board of Directors to approve the proposal submitted by Precision Wrought Iron for the community wrought iron repair and painting in the amount of thirty five thousand, eight hundred, eighty two dollars and no cents (\$35,882.00).

Precision Wrought  
Iron

**Roadrunner Exterminating – Pest Control**

The Board of Directors reviewed the pest control proposals submitted by Roadrunner Exterminating. Following review, the Board of Directors tabled the proposals until the current contract can be reviewed at the next meeting on November 17, 2008.

Roadrunner  
Exterminating

37 **Integrity Access Management – Surveillance Camera Proposal**  
38 The Board of Directors reviewed the security camera installation proposal  
39 submitted by Integrity Access Management Corporation. Following  
40 review, the Board of Directors tabled the proposal until further information  
41 could be obtained.

Integrity Access  
Managemetn

42  
43 **Personal Touch Cleaning – Spring Cleaning**  
44 The Board of Directors reviewed the Spring Cleaning proposal submitted  
45 by Personal Touch Cleaning. Following review, it was the general consent  
46 of the Board of Directors to deny the proposal for Spring Cleaning.

Personal Touch

47  
48 **Cliff Brown Roofing – Pigeon/Swallow Screening**  
49 The Board of Directors reviewed the proposal for pigeon/swallow  
50 screening submitted by Cliff Brown Roofing. Following review, the Board  
51 of Directors tabled the proposal until further information could be obtained.

Cliff Brown  
Roofing

52  
53 **Monthly Lighting Maintenance**  
54 The Board of Directors reviewed the monthly lighting maintenance  
55 proposals. Following review, it was the general consent of the Board of  
56 Directors to approve the monthly lighting maintenance proposal submitted  
57 by Comet Electric in the amount of one hundred twenty five dollars and no  
58 cents (\$125.00) per month.

Comet Electric

59  
60 **Holiday Lighting Proposals**  
61 The Board of Directors reviewed the holiday lighting proposals. Following  
62 review, it was the general consent of the Board of Directors to approve the  
63 holiday lighting proposal submitted by Peak Lighting and Electric in the  
64 amount of two thousand eight hundred sixty dollars and no cents  
65 (\$2,860.00)

Peak Lighting

66  
67 **Monthly Pool Maintenance Proposals**  
68 The Board of Directors reviewed monthly pool maintenance proposals.  
69 Following review, it was the general consent of the Board of Directors to  
70 approve the monthly pool maintenance proposal submitted by Aqua Blue  
71 Company as follows: winter rate (October through May) in the amount of  
72 four hundred ten dollars and no cents (\$410.00) per month; summer rate  
73 (June through September) in the amount of five hundred ninety five dollars  
74 and no cents (\$595.00), both rates exclude chemicals.

Aqua Blue Co.

75 **Facility Re-Keying**

76 The Board of Directors reviewed the community facilities re-keying  
77 proposals. Following review, it was the general consent of the Board of  
78 Directors to approve the facility re-keying proposal submitted by Ken's  
79 Locksmithery, subject to receiving a new proposal with the addition of  
80 twenty five (25) additional keys.

Ken's Locksmith

81  
82 **DM Construction – Monthly Building Maintenance**

83 The Board of Directors reviewed the monthly building maintenance  
84 proposals. Following review, it was the general consent of the Board of  
85 Directors to approve the monthly building maintenance proposal submitted  
86 by DM Construction for a sixteen (16) hour per month contract at the  
87 following rates: trash removal and general clean up of debris in the amount  
88 of forty five dollars and no cents (\$45.00) per hour and general maintenance  
89 in the amount of fifty five dollars and no cents (\$55.00) per hour.

DM Construction

90  
91 **Peak Lighting and Electric – Tennis Court Light**

92 The Board of Directors reviewed the proposal for the repair of the tennis  
93 court light on Gauguin Circle submitted by Peak Lighting and Electric.  
94 Following review, it was the general consent of the Board of Directors to  
95 approve the repair of the tennis court light by Peak Lighting and Electric in  
96 the amount of six hundred ninety eight dollars and fifty one cents (\$698.51).

Peak Lighting

97  
98 **DM Construction – Gauguin Circle Clubhouse Window Replacement**

99 The Board of Directors reviewed the proposal for the window replacement  
100 at the Gauguin Circle clubhouse submitted by DM Construction. Following  
101 review, it was the general consent of the Board of Directors to approve the  
102 proposal for window replacement at the Gauguin Circle clubhouse in the  
103 amount of one thousand five hundred fifty five dollars and no cents  
104 (\$1,555.00).

Gauguin Circle  
Window Repair

105  
106 **DM Construction – Screen Replacement**

107 The Board of Directors reviewed the proposal for the screen  
108 replacement/installation at the Gauguin Circle clubhouse and the Matisse  
109 Circle fitness center submitted by DM Construction. Following review, the  
110 Board tabled action on this item until the clubhouse can be secured.

Screen Replacemer

111 **DM Construction – 166 Matisse Circle**

112 The Board of Directors reviewed the proposal for the drywall repairs at 166  
113 Matisse Circle submitted by DM Construction. Following review, it was the  
114 general consent of the Board of Directors to approve the proposal for the  
115 drywall repairs at 166 Matisse Circle in the amount of eight hundred thirty  
116 two dollars and no cents (\$832.00).

166 Matisse Circle

117  
118 **DM Construction – 172 Matisse Circle**

119 The Board of Directors reviewed the proposal for stucco repairs at 172  
120 Matisse Circle submitted by DM Construction. Following review, the Board  
121 tabled action on this item until the next meeting on November 17, 2008.

172 Matisse Circle

122  
123 **Artistic Landscape Maintenance**

124 The Board of Directors reviewed the plant installation, tree trimming and  
125 walk through item proposals submitted by Artistic Landscape  
126 Maintenance. Following review, the Board of Directors tabled all plant  
127 installation, tree trimming and walk through item proposals until the next  
128 meeting on November 17, 2008.

Artistic Landscape  
Maintenance

129  
130 The Board of Directors reviewed the aphid spraying and root injection  
131 proposal for the two (2) trees between 19 & 21 Gauguin Circle submitted by  
132 Artistic Landscape Maintenance. Following review, it was the general  
133 consent of the Board of Directors to approve the aphid spraying and root  
134 injection proposal in the amount of six hundred sixty five dollars and no  
135 cents (\$665.00).

136  
137 **BP Alert Services – Main Sewer Line**

138 The Board of Directors reviewed the proposal to repair the Gauguin Circle  
139 pool area restroom main sewer line submitted by BP Alert Services.  
140 Following review, the Board tabled action on the repair until the next  
141 meeting on November 17, 2008.

BP Alert

142  
143 **The Ballot Box**

144 The Board of Directors reviewed the Annual Election Services proposal  
145 submitted by The Ballot Box. Following review, it was the general consent  
146 of the Board of Directors to deny the Annual Election Services proposal  
147 submitted by The Ballot Box.

The Ballot Box

148 **Draft Annual Election Materials**

149 The Board of Directors reviewed the Draft Annual Election Materials  
150 submitted by Accell Property Management, Inc. Following review, it was  
151 the general consent of the Board of Directors to approve the Annual  
152 Election Materials, subject to change of the candidates and agreed to  
153 appoint a homeowner as the Inspector of Election for the Annual  
154 Membership Meeting to be held in December.

Annual Election  
Materials

155

156 **Financials**

157 The Board of Directors reviewed the Bank Transaction Resolution for  
158 account #XV 27692 51. Following review, the Board determined to table this  
159 item for further review and discussion at the November 17, 2008 meeting.

Bank Transaction I

160

161 The Board of Directors reviewed the financial statements and bank  
162 reconciliation for the periods ending July 31, 2008 and August 31, 2008.

Financials

163

164

165 **Adjournment**

166 There being no further business to come before the Board of Directors, it was  
167 the general consent of the Board of Directors to adjourn the meeting at 11:30  
168 a.m.

Adjournment

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170 **Attest**

Attest

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**President**

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**Secretary**