



# PARKVIEW RECREATION HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING

Managed By Bay Area Property Services (BAPS)  
181 Sand Creek Rd., Suite K, Brentwood, CA 94513 | 3021 Citrus Circle., Suite 205, Walnut Creek, CA 94598  
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## REGULAR OPEN SESSION MEETING MINUTES

**Tuesday, February 20, 2024**  
**5:00 P.M. Pool House**

Laura Willams, President  
Greg Haddock, Director  
Lisa Perotti, Secretary  
Lexie Stifford, Treasurer  
\* Danny Bernardini, Director  
\*denotes absence

**MSC = Moved, Seconded, and Carried**

- A. Call to Order** – The meeting was called to order at 5:00pm.
- B. Homeowner Forum:** 4 homeowners present.
  - 1. Signage was addressed for each building. Signs will need to be capped and stained to handle the changes in weather.
  - 2. Tree concerns were brought up. Tree branches on the ground behind lot 11 need to be removed. Also concern about eucalyptus trees was brought up and the board suggested having Natalie of Small World Tree evaluate trees on the properties. Also, lot 9 has a small eucalyptus next to driveway that needs to be removed.
  - 3. A homeowner asked question about just replacing the electrical panels without the upgrade in watts to help with lowering insurance costs.
- C. Approval of Minutes** – December 5, 2024 - MSC Laura / Lexie
- D. Approval of Financial Statements:** December 2023 & January 2024. MSC Laura / Lexie  
**Collections:** No questions.
- E. Board Action Items:**
  - 1. Board request a tree evaluation from Small World Tree.
  - 2. Tree removal was completed by Small World Tree.
  - 3. Send an eblast to owners about calling the city's tree division if there are concerns of any tree not on the property.
  - 4. Steve Atwater to send in new application for lot 9 to get it going for electrical panel replacement. Management will request check for project.

5. J&D spread sheet to be updated after every work order completed.
6. Maintenance report to be shortened to just current months.
7. Annual Calendar being updated by board president.

**F. New Business:**

- A. Board informed of Management changes.
- B. Management to get three bids to perform balcony repair according to CM2 SB326 report.
- C. Letter being drafted addressing noise levels between units.
- D. Board to decide setting up committees to address concerns of the HOA.
- E. Board to contact legal to address updating CCR's wording.
- F. Management informed board that all keys are in lockbox and replacement keys are at Walnut Creek management office.

**G) Adjournment and next meeting – 6:00pm / March 19<sup>th</sup>, 2024 4pm**