



PARKVIEW RECREATION HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING

Managed By Bay Area Property Services (BAPS)
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REGULAR OPEN SESSION MEETING MINUTES

**Tuesday, March 18, 2025
4:45pm P.M. Pool House**

* Laura Willams, President
Greg Haddock, Director
Lisa Perotti, Secretary
Lexie Sifford, Treasurer
Doug Levy, Director
*denotes absence

MSC = Moved, Seconded, and Carried

- A. Call to Order** – The meeting was called to order at 503pm
- B. Homeowner Forum:** There were 14 homeowners present in person and zoom.
- It was announced that the board president was stepping down as president And taking a directors position. The treasurer will assume the duty as acting president for remainder of term.
 - The subject of catastrophic loss was brought up and it was addressed by the board and discussed how the percentage that each owner has in their buildings would be portioned out in case of a catastrophic event.
 - A homeowner asked about the CCR revision of the proposed monthly assessment and special assessment votes. The board again read the results from polling and the board has a good idea of what to present to the homeowners.
- C. Approval of Minutes** – Meeting minutes of February 25, 2025 – It was approved contingent on correction of spelling. **MSC: Sifford / Haddock**
- D. Approval of Financial Statements: February 2025. MSC: Stifford/Haddock**
On page 8 of the financials the board would like an explanation of the amounts of reserves liabilities.
Collections: No concerns.
- E. Board Action Items:**

- a) CCR's revision update. Board polled homeowners and have narrowed down what to present to the community to vote on. Verbage to be worked on by Youngling Law Firm.
- b) Contract with PG&E signed and check sent in. Board waiting to hear from PG&E on a start date.
- c) Board had two bids in for SB326 report and are waiting on a third bid to come in.
- d) J&D Specialties to send in bids for drainage behind pool clubhouse and lot 7.

F. Board New Business:

- a) Management to get work order in to service fire extinguishers for the month of April.
- b) Contact Marin Lock n Safe and rekey storage room door and reset lock box code extra keys to be sent to Walnut Creek Office.
- c) Management to put together letter for a call for candidates or use Pro Elections for election process.

G. Adjournment and next meeting – 5:49pm / April 8, 2025 4:00pm

DRAFT