



THE JOHN STEWART COMPANY

PROVIDENCE CONDOMINIUM HOMEOWNERS ASSOCIATION

Owner(s) Names: **Pauline Young**  
Property Address: **1735 19th Avenue**  
**San Francisco, Ca 94122**

Date: **April 28, 2008** Condo X PUD Co-Op  
Name of Project: **Providence Condominium**

Name of Management Co: **The John Stewart Company** Phone No: **415-345-4400**  
Year Construction Begins: **2001** Current H.O.A. Dues: **\$ 155.00**

Name of Insurance Carrier: **Greg Norris insurance** Phone No.: **(415) 331-6500**  
Agent: **Greg Norris** Fax: **(415) 331-1600**

Is there any pending litigation in the project YES NO X  
If yes, please attach a brief summary of litigation to the form.

Is there a Special Assessment (current or pending at the time)? YES NO X  
Refer to attached disclosure(s) dated

Total number of units in the project (through subject phase): **82 Units**  
Total number of phases completed: **2 Phases**  
Number of units sold (actual closings): **82 Units**  
Number of units that are unsold (owner by developer): **0 Units**  
Number of units that owner-occupied: **69 Units**  
Number of units sold that are rentals: **13 Units**  
Commercial Property on Site YES NO X  
Number if unit owners 30 days or more delinquent of HOA dues: **5 units**  
Does any member of the HOA, other than the developer,  
Own more than two units? YES NO X  
If YES, how many units does this person own? \_\_\_\_\_  
All are common areas and recreational facilities installed and completed? YES Phase 2 No  
If NO, please explain: **No recreation facilities**  
Are the Unit owners, other than the developer, in control of the H.O.A.? YES X NO  
What date did control of the Association pass to the unit owners? **2/5/02**

PLEASE BE ADVISED, INFORMATION IS VALID FOR 15 DAYS ONLY.

  
Dorothy Williams  
THE JOHN STEWART COMPANY

Date 4/28/08

# PROVIDENCE CONDOMINIUM OWNERS

## MEETING MINUTES

Monday, December 10, 2007

### **Attendees:**

John Gerding, President

Mark Raffield, Secretary

Max Wintermark, Treasurer

Brayton Fisher, Member at Large

Geraldine Pulsifer, Regional Manager, The John Stewart Company

**Call to Order:** Session called to order at 6:40pm.

**Approval of Agenda:** The board moved to approve the agenda for today's meeting.

Motion approved, seconded, and carried.

**Approval of Minutes:** The board moved to approve minutes for August 27, 2007. Max requested clarification and correction on the exterior painting phases order.

Motion approved, seconded, and carried, subject to Geraldine correcting the order of the painting phases.

### **Action Items**

**Approval of 2008 budget:** The board moved to ratify approval of the 2008 budget.

Motion approved, seconded, and carried.

**Approval of reserve study:** The board moved to ratify approval of the reserve study.

Motion approved, seconded, and carried.

**Lien authorizations:** Per Geraldine, the board's attorney now has the account for lot 78; block 1924 for collection, and has sent lien authorization to the board for approval. Per Geraldine, the check that management received was made out incorrectly and was marked "paid in full."

Motion to place a lien on the subject unit approved, seconded, and carried.

Per Geraldine, the homeowner has asked for her late fees to be waived. Max said that she knew the rules and it would not be fair to the other owners to make an exception for her. All in favor, request to waive late fees denied.

**Additional lien authorizations –** The board moved to approve sending accounts for the following homeowners to Pro Solutions for collection:

Block 1924, lot 49

Block 1924, lot 102

Motion approved, seconded, and carried.

Mark addressed the problem of homeowners letting their dogs run free in the alley, which is against the rules. Geraldine said she has called this homeowner, but no reply. The board discussed possible solutions, including posting signs, sending reminders/warnings, and giving violation notices and fines to at-fault dog owners. Geraldine suggested adding a note to the website bulletin board asking homeowners to report violations they've witnessed.

The board has discovered that our street lights belong to the association, not PG&E. Geraldine mentioned that two light bulbs need replacing, and since this is an additional cost, it seems most cost-effective to check all the lights at the same time. She will see if Frank can help. Safety is the priority.

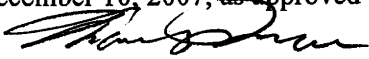
Mark suggested that the board contact the City to repaint red and white zones for clarity, and to request resident parking permits.

Sean raised the issue of homeowner landscaping expenses, like leafblowing. If the cost is below \$75, the homeowner can do without board approval, but if the cost is over \$75, the board will send the bill to the homeowner to pay. Geraldine discussed the problem of leaves and litter being blown into common areas and blocking drains.

The board discussed how the painting needs to be done, including sanding, power-washing beforehand, individual touch-ups, covering plants beforehand, etc. Per Geraldine, this needs to be done after each phase. She will talk to the contractor about being more conscientious.

**7:55 PM: Motion to Adjourn, all in favor, meeting adjourned.**

I, the Secretary of the Providence Condominium Owners Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Providence Condominium Owners Association meeting held on December 10, 2007, as approved by the Board in attendance.



3/25/08

Signature

Date

MARK RAFFIELD

Printed Name

RESOLUTION  
Providence Homeowner's Association  
BOARD OF DIRECTORS MEETING DATED: December 10, 2007

WHEREAS, it is the fiduciary responsibility of the Board of Directors to collect all assessments for the maintenance and replacement of common area property in a timely fashion, and

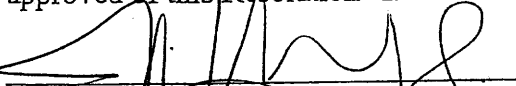
WHEREAS, the association must comply with requirements of 1367 and 1367.1 of the Civil Code when collecting delinquent assessments;

IT APPEARING that the owner(s) of assessor's parcel number/account number: Block 1924; Lot 102 is delinquent in the payment of assessments and attendant charges pursuant to the Association's Governing Documents and California Civil Codes;

IT ALSO APPEARING that Pro Solutions sent delinquent owner a Notice of Intent to Lien pursuant to the applicable Civil Codes and said Governing Documents, and they have not responded to said notice;

IT IS RESOLVED that Pro Solutions is authorized to cause to record a Notice of Lien Assessment (Lien) against the delinquent owner's unit;

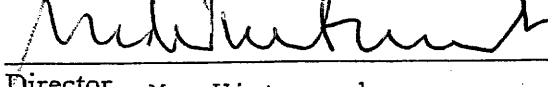
IT IS FURTHER RESOLVED that the majority of this Board of Directors has approved of this Resolution and the minutes of this meeting will reflect the vote herein.

  
\_\_\_\_\_  
Director John Gerding

  
\_\_\_\_\_  
Director Brayton Fisher

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director Sean Conboy

  
\_\_\_\_\_  
Director Max Wintermark

\_\_\_\_\_  
Director

Attest:

  
\_\_\_\_\_  
Secretary Mark Raffield

RESOLUTION

Providence Homeowner's Association  
BOARD OF DIRECTORS MEETING DATED: December 10, 2007

WHEREAS, it is the fiduciary responsibility of the Board of Directors to collect all assessments for the maintenance and replacement of common area property in a timely fashion, and

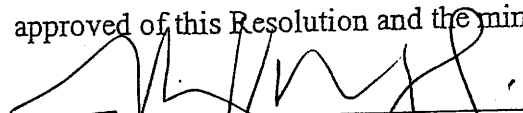
WHEREAS, the association must comply with requirements of 1367 and 1367.1 of the Civil Code when collecting delinquent assessments;

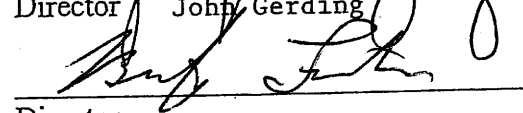
IT APPEARING that the owner(s) of assessor's parcel number/account number: Block 1924; Lot 49 is delinquent in the payment of assessments and attendant charges pursuant to the Association's Governing Documents and California Civil Codes;

IT ALSO APPEARING that Pro Solutions sent delinquent owner a Notice of Intent to Lien pursuant to the applicable Civil Codes and said Governing Documents, and they have not responded to said notice;

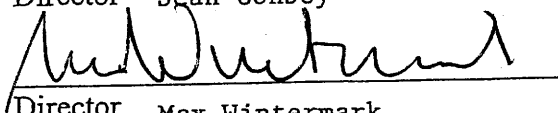
IT IS RESOLVED that Pro Solutions is authorized to cause to record a Notice of Lien Assessment (Lien) against the delinquent owner's unit;

IT IS FURTHER RESOLVED that the majority of this Board of Directors has approved of this Resolution and the minutes of this meeting will reflect the vote herein.

  
\_\_\_\_\_  
Director John Gerding

  
\_\_\_\_\_  
Director Brayton Fisher

\_\_\_\_\_  
Director Sean Conboy

  
\_\_\_\_\_  
Director Max Wintermark

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

Attest:

  
\_\_\_\_\_  
Secretary Mark Raffield

**PROVIDENCE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, AUGUST 27, 2007**

**Roll Call:** John Gerding, Mark Raffield, Sean Conboy and Max Wintermark

**Also Present:** Geraldine Pulsifer representing The John Stewart Company

**Absent:** Jimmy Wong

**Call to Order:** Session called to order at 7:20 PM by President Gerding.

**Meeting Minutes:** A motion was made to approve the Meeting Minutes of July 2, 2007, seconded and carried.

**Approval of Agenda:** Motion made, seconded and carried to add a Satellite Dish Application (1679 19<sup>th</sup> Ave.) and Architectural Request (1722 20<sup>th</sup> Ave.) to Agenda.

**Empire Painting Contract:** The Board ratified for the Minutes their approval (via email) to contract with Empire Painting to paint the exterior of all buildings (four phases) for **\$164,000** as follows:

- o Phase 1 – (19th Ave. towards Noriega): September 2007
- o Phase 2 – (20th Ave. towards Noriega): May 2008
- o Phase 3 – (19th Ave. towards Lawton): September 2008
- o Phase 4 – (20th Ave. towards Lawton): May 2009

**CPA Proposals:** A motion was made to approve the proposal(s) submitted by the Levy, Erlanger & Associates for the preparation of the Associations 2008 Pro Forma Operating Budget, Funding Study, 2007 Year End Financials and Federal and State Tax Returns for a total cost of \$3,610, seconded, carried.

**Reserve Study:** The Board ratified for the Minutes their approval (via email) to have The Helsing Group prepare the Association's Reserve Study. The terms of the agreement include a complete Reserve Study for 2007 (\$3,100) two annual updates and full study in 2010 (\$2,325) for a total of \$5,425, to be expensed from reserves.

**Resolution to Lien:** A motion was made to adopt and sign resolution for the following parcel which authorizes Pro Solutions to send delinquent owner(s) a Notice of Intent to Lien. Further, if the delinquent owner(s) do not either pay the account in full pursuant to the Intent to Lien or enter into a mutually agreeable payment plan, Pro Solutions is authorized to record the Notice of Lien Assessment (Lien) against the delinquent owner's unit (AP#: Lot 15; Block 1924), seconded and carried.

**Satellite Dish Application-1679 19th Ave:** A motion was made to approve the Satellite Dish Application subject to installing the dish per Satellite Dish Policy, seconded and carried.

**Architectural Request-1722 20th Ave:** A motion was made to approve the Architectural Request to replace kitchen linoleum, seconded and carried.

**Election Results:** The Inspector of Election (Johnny Iwan) tabulated the votes and announced to the membership that the three nominees with the most votes were as follows:

Sean Conboy  
John Gerding  
Braydon Fisher

**IRS Resolution:** A motion was made, duly seconded and carried to sign and adopt IRS Revenue Ruling 70-604 which was approved by the majority vote of the membership.

The meeting was adjourned at 7:50 P.M.

Submitted by: Geraldine Pulsifer

I the secretary of the Providence Condominium Association do hereby certify that the foregoing is a true and correct of the Minutes of the Providence Condominium Association Board of Directors Meeting held on August 27, 2007, as approved by the members in attendance.

  
\_\_\_\_\_  
Signature

3/25/08  
\_\_\_\_\_  
Date

MARK RAFFIELD  
\_\_\_\_\_  
Printed Name

# PROVIDENCE CONDOMINIUM ASSOCIATION

## Resolution

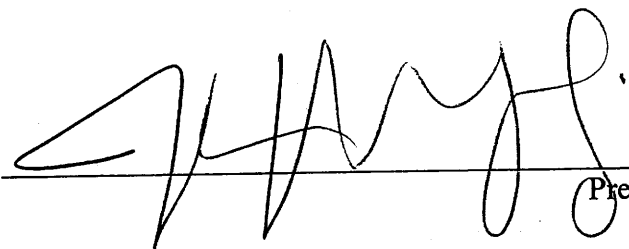
**Whereas**, Providence Condominium Association is a California Corporation duly organized and existing under the laws of the State of California, and,

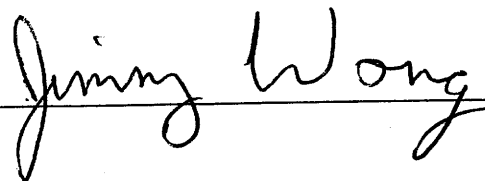
**Whereas**, the Members desire that the Corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service.

**Now, therefore**, the Members hereby adopt the following resolution by and on behalf of the Providence Condominium Association:

**Resolved**, that any excess of membership income over membership expenses for the year shall be applied against the subsequent tax years member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the Regular Board of Directors meeting of August 27, 2007.

By:   
\_\_\_\_\_  
President

Attested:   
\_\_\_\_\_  
Secretary



RESOLUTION

Providence Homeowner's Association

BOARD OF DIRECTORS MEETING DATED: August 27, 2007

WHEREAS, it is the fiduciary responsibility of the Board of Directors to collect all assessments for the maintenance and replacement of common area property in a timely fashion, and

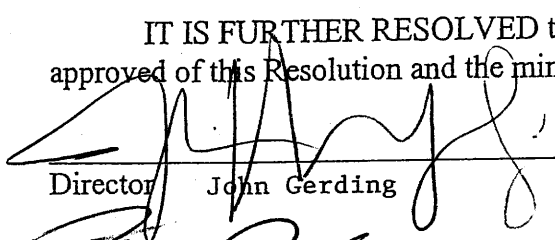
WHEREAS, the association must comply with requirements of 1367 and 1367.1 of the Civil Code when collecting delinquent assessments;

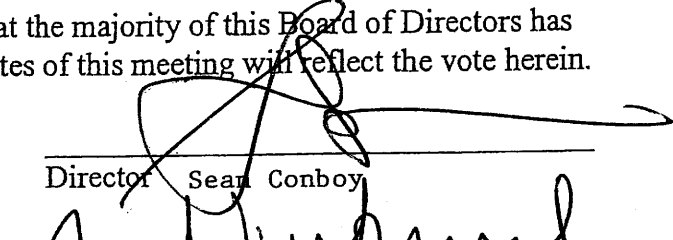
IT APPEARING that the owner(s) of assessor's parcel number/account number: AP#:Lot 15;Block 1924 is delinquent in the payment of assessments and attendant charges pursuant to the Association's Governing Documents and California Civil Codes;

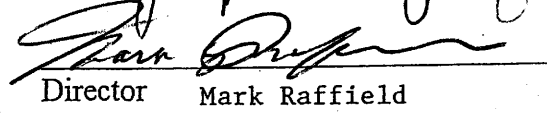
IT ALSO APPEARING that Pro Solutions sent delinquent owner a Notice of Intent to Lien pursuant to the applicable Civil Codes and said Governing Documents, and they have not responded to said notice;

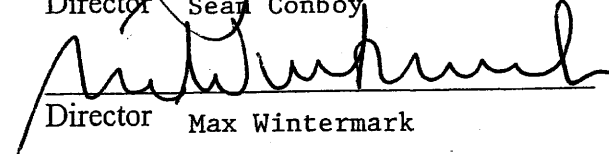
IT IS RESOLVED that Pro Solutions is authorized to cause to record a Notice of Lien Assessment (Lien) against the delinquent owner's unit;

IT IS FURTHER RESOLVED that the majority of this Board of Directors has approved of this Resolution and the minutes of this meeting will reflect the vote herein.

  
\_\_\_\_\_  
Director John Gerding

  
\_\_\_\_\_  
Director Sean Conboy

  
\_\_\_\_\_  
Director Mark Raffield

  
\_\_\_\_\_  
Director Max Wintermark

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

Attest:

\_\_\_\_\_  
Secretary Jimmy Wong

## **Question and Answer**

Q: What landscaping/management techniques do Frank and Grossman use?

A: (Chris Ott) Frank and Grossman uses natural pruning techniques and does not prune indiscriminately. F & G also limits use of harmful chemicals which quickly degrade. F&G uses an organic oil herbicide.

Q: Painting – Phase 1 repair work on units caused unpainted grey areas.

A: Patch work will be scheduled, depending on the new painting schedule.

Q: A lot of litter is being created by the garbage cans.

A: People have been going through the trash/recycling cans in search of cans/bottles to exchange for cash. Deterrents will be considered.

Comment: People put their cans out too early.

Comment: Reminder requested for garbage regulations to be re-circulated to homeowners. Are there penalties?

A: Homeowners receive two warning notices culminating in a hearing with the Board.

Comment: Garbage collectors are leaving piles of broken glass and trash.

A: Homeowners are encouraged to contact Sunset Scavenger to collect debris.

Q: What is to be done about barking dogs in the complex?

A: Be sure to collect the correct address. Notices will be sent. Homeowners receive two warning notices culminating in a hearing with the Board. Homeowners are also encouraged to contact Animal Control.

## **Committee Reports/Acknowledgments:**

Landscape Committee: Jimmy Iwan has no additional report.

Social Committee: Jimmy Wong solicited suggestions for social gatherings/events. Past events have included gatherings at the Stern Grove Festival, and a garage sale.

Architectural Committee: Reminds that installation of satellite dishes must be approved, or the dishes may need to be removed, and the owners may be fined.

Garbage Committee: Reminds homeowners to put their garbage/recycling cans away after pick-up.

Traffic: There is a letter writing campaign to install 4-way stop signs at 20<sup>th</sup> Avenue and Moraga. Homeowners are encouraged to participate.

The Board thanked all committee members for the time and effort and dedication to Providence HOA.

**Nominations:**

The floor was opened for nominations.

Brayton Fisher nominated himself.

The floor was closed.

**Nominees for the Board of Directors:**

\*John Gerding  
\*Jimmy Wong  
\*Sean Conboy  
Brayton Fisher

\*Incumbent

The nominees were provided an opportunity to introduce themselves; each candidate expressed their interest in running for the Board.

**Inspector(s) of Elections:**

Johnny Iwan, was nominated/appointed Inspector of Elections

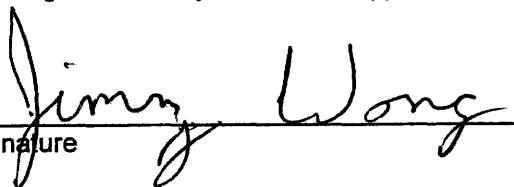
Nominations complete.

Ballots will be mailed to the membership by July 27<sup>th</sup>

**The Annual Meeting was adjourned at 7:28 P.M.**

Submitted By: Scott McDonald

I the secretary of the Providence Condominium Association do hereby certify that the foregoing is a true and correct of the Minutes of the Providence Condominium Association Board of Directors Meeting held on July 2, 2007, as approved by the members in attendance.

  
Signature

8-31-07  
Date

Jimmy Wong  
Printed Name

**PROVIDENCE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, JULY 2, 2007**

**Roll Call:** John Gerding, Jimmy Wong, Mark Raffield, Sean Conboy and Max Wintermark

**Also Present:** Sandra Jensen and Geraldine Pulsifer representing The John Stewart Company

**Call to Order:** Session called to order at 7:40 PM by John Gerding.

**Approval of Minutes:** A motion was made to approve the December 12, 2006 Minutes, seconded and motion carried.

**Landscape Service Contract:**

The Board approved without a meeting landscape proposal submitted by Frank & Grossman Landscape Contractors, Inc. at a monthly service fee of \$1,195 per month. It should also reflect that additional proposals for landscape service were received as follows:

Landgro - \$1,250 per month  
Frank & Grossman - \$1,195 per month  
Decorative Plant Services, Inc. - \$777 per month

Motion to approve, seconded and carried to contract with Frank Grossman Landscaping.

**Exterior Painting Proposals**

Per Board request, copy of all exterior painting proposals was sent to Peter Dunne of Standard Pacific Homes of Northern California. Response from Standard Pacific Homes was sent to all Directors May 17th. Proposals for exterior painting were received as follows:

|  |           |
|--|-----------|
| Paul Benson Painting                         |           |
| Bid A 3-year labor/5-year material warranty  | \$247,800 |
| Bid B 5-year labor/7-year material warranty  | 285,000   |
| Bid C 5-year labor/12-year material warranty | 325,300   |

|                                      |         |
|--------------------------------------|---------|
| Empire Painting                      | 164,000 |
| Central California Property Services | 598,600 |
| Metro Painting                       | 250,000 |
| Urban Brothers Painting              | 165,500 |

Recommend that the Board select a minimum of three painting contractors for interview and review of their proposal per Standard Pacific Homes recommendations. Management recommends the Board meet with Paul Benson Painting, Metro Painting, and Urban Brothers. The Board could also interview Empire Painting. At the last Board meeting, the Board decision was not to consider proposals submitted by Central California Property Services.

**Board is considering:**

- Painting entire complex at once, or in phases
- Cost Effectiveness/Analysis
- Longevity

Painting is anticipated every 7 to 10 years.  
Some phases need painting earlier than the 7 to 10 year window.

The Board will request meetings with 3 to 4 painting contractors to evaluate services, labor, and product.

Max suggests that one board member should review the painting needs of the complex.

Color scheme is being considered.

The bid from Central California Property Services has been ruled out.

Contractors to be contacted:

- Paul Benson
- Metro Painting
- Urban Brothers Painting
- Empire Painting

**Miscellaneous:**

Violation Notices were reviewed  
Discussion of Fire Sprinkler Charges  
Graffiti

**Financial Summary:**

As of the end of May, the Replacement Reserve accounts show a balance of \$191,506.84; the Catastrophic Reserve account, \$55,504.40.

The Reserves are being funded \$3,471 per month or \$41,647 annually. In regard to exterior painting, the Board may wish to wait until next year in order to build up the Reserves. Please keep in mind that the developer has offered to pay for the painting material as well as contribute funds to the Reserve account.

The budget process will start in August/September.

Cash balance statement as of May 2007

WestAmerica interest rate is low. It is recommended that funds be moved to an A.G. Edwards money market account with a higher interest rate.

Additional accounts may be opened.

Motion to transfer all funds currently held at WestAmerica to an A.G. Edwards account: Mark motioned, Jimmy seconded, motion carried.

Open Forum Opened at 20:06 (8:06 pm)

Jimmy reviewed: Contractors will contribute \$60,000.00 to the painting of the buildings. Patch work may be done in Phase 1. Evaluation is pending.

**Meeting Adjourned at 8:09 PM**

Submitted By: Scott McDonald

I the secretary of the Providence Condominium Association do hereby certify that the foregoing is a true and correct of the Minutes of the Providence Condominium Association Board of Directors Meeting held on July 2, 2007, as approved by the members in attendance.

Jimmy Wong  
Signature

8-31-07  
Date

Jimmy Wong  
Printed Name

**PROVIDENCE CONDOMINIUM ASSOCIATION**

**MINUTES**

**Board of Directors Meeting of April 2, 2007**

**Call to Order:** Meeting called to order by President John Gerding at 6:30 P.M.

**Roll Call:** John Gerding, Sean Conboy, Jimmy Wong, Mark Raffield and Max Wintermark.

**Also Present:** Sandra Jensen Representing the John Stewart Company. Sandra Jensen introduced Geraldine Pulsifer as the new Regional Manager, Representing the John Stewart Company and Jacqueline Benjamin, Recording Secretary, Johnny Iwan, Chair Landscape Committee plus Debra Marks and Sharon Whittemore of the Traffic Committee and one owner.

**Approval of Agenda:** Motion made, seconded and unanimously agreed to approve the Agenda as submitted with one additional item to line item VI. (1) Reimbursement request from owner of – Unit #1723 19<sup>th</sup> Avenue.

**Approval of Minutes:** Motion made, seconded and unanimously agreed to approve the Minutes as submitted of the Board of Directors meeting of January 8, 2007 as submitted.

**Committee Reports**

**Architectural Committee:** None at this time.

**Landscape Committee:** Report given by Johnny Iwan. Cagwin & Dorward has not improved their services. The Board of Directors and Sandra Jensen agree. Johnny stated he has submitted a proposal from Frank & Grossman, Bay Area Landscaping Company for the Board of Directors review. Sandra Jensen stated this proposal as well as the other proposals would be discussed as action items.

**Social Committee:** Report given by Mark Raffield. Mark requested help in coming up with ideas for a social event late spring or summer. One suggestion was for a garage sale.

The Board of Directors adjourned for an enforcement hearing at 7:00 P.M. with the owner of unit 1738A 20<sup>th</sup> Avenue. Board reconvened at 7:20 P.M.

**Traffic Committee:** Debra Marks reported very few activities at this time due to revision of parking rules.

## **Management Report given by Sandra Jensen**

### **Action Items**

**Exterior Painting Proposals:** Proposals received as follows:

#### **Paul Benson Painting**

Bid A - 3 years labor/5 year material warranty - \$247,000.00.  
Bid B - 5 years labor/7 year material warranty - \$285,000.00.  
Bid C - 5 years labor/12 year material warranty - \$325,300.00

Metro Painting Company - \$250,000.00.  
Empire Painting Company - \$164,000.00  
Central California Property Services - \$598,600.00

Sandra Jensen stated that the developer offered the Association all new paint material in the amount of \$40,000.00. In addition they offered to give 25% of the Reserve funds, which would range in the amount of \$22,000.00 to \$26,000.00. The Replacement Reserve account has a balance of \$180,966.51. Sandra stated the Board of Directors has three options (1) wait for Reserves to build; (2) special assess; (3) increase funding on Reserves. Board requested Sandra to ask the John Stewart Company Construction Division to come and take a look at the proposals and analyze what is needed. Motion made, seconded and unanimously carried to have copies of proposals sent to Standard Pacific Homes, the developer.

**Pigeon Control Proposal:** Sent to all Directors was a proposal from Bio Care for bird proof barriers throughout the complex. Motion made, seconded and unanimously carried to deny the proposal in the amount of \$59,965.88. The Board of Directors stated there have not been any complaints as of this year. Pigeon proofing can be done on as needed basis.

**Landscape Service Proposal:** Landscape specification was sent to member of the landscape committee for review prior to going out to bid. Current landscaping monthly fee from Cagwin & Dorward is \$822.00. Motion made, seconded and unanimously carried to approve termination of Cagwin & Dorward as the landscaping company. Sandra Jensen stated she will send termination letter and will try to terminate before the 60 days allotted if a new contractor is selected.

**Landscape Proposal:** The Board of Directors reviewed proposal from Land Gro Landscaping in the amount of \$1,250.00 and Frank & Grossman Landscaping in the amount of \$1,195.00. Sandra Jensen stated she would need to send specifications to Frank & Grossman. Sandra stated the landscape budget is over budget \$374.00 monthly. There is approximately \$30,000.00 left over in the operating account that could be used.



**Tree Proposal:** Motion made, seconded and unanimously carried to table at this time in the amount of \$1,780.00 to prune 19 trees on 19<sup>th</sup> Avenue as submitted by Cagwin & Dorward.

**Restoration Proposals:** The minutes should reflect that the Board of Directors approved water damage repairs at 1723 19<sup>th</sup> Avenue previously without a meeting in the amount \$2,021.94, which was removal of water-damaged material and the amount of \$2,066.68, which were interior repairs. The owner above reference unit will be billed for damages.

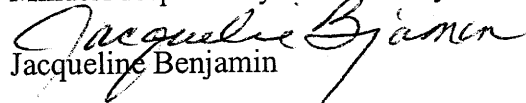
**Towing – New Vehicle Code:** Proper signs are in place that contains the telephone numbers of both the police department and towing company.

**Reimbursement Request:** Unit 1723 19<sup>th</sup> Avenue. Motion made, seconded and unanimously carried to deny the request for reimbursement for tenants lost wages, utilities and stress.

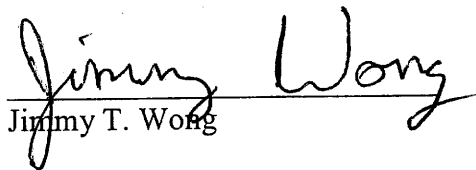
Motion made, seconded and unanimously carried to have Sandra Jensen request the HOA attorney to send a letter for delinquent account #01725 for monies spent by the association for repairs of the units due to architectural violations.

**Adjournment:** Meeting adjourned at 8:00 P.M.

Minutes respectfully submitted by:

  
Jacqueline Benjamin

I, Jimmy T. Wong, Secretary at the Providence Condominium Association do hereby certify that the foregoing is a true and correct of the Minutes of the Providence Homeowners Association Board of Directors Meeting held on April 2, 2007 as approved by the Board members in attendance of the meeting.

  
Jimmy T. Wong

7-2-07  
Date

File 35.1  
PRO4/2/07