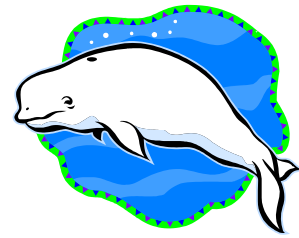


Whalers' Cove
Meeting Minutes of August 5, 2006



Start: 10:05 am

Attendees:

Pat Smith, Gordon Call, Sandy Silver, Howard Bleichner, Annette Bushnell, Mikell Bonnell, Franklin Harris

1. Minutes Approved from 6/2/06. Motion to Approve Annette Bushnell, 2nd Howard Bleichner.
2. Election Guidelines – According to the latest legislator, Condo Associations must adopt written guidelines for elections to include fair and secret balloting. Gordon Call provided a copy of election rules already approved for the sister condo of Shelter Lagoon. Annette Bushnell motioned to adopt same guidelines, Howard Bleichner 2nd, All Approved. This saved Whalers' Cove over \$500. Thank you to Gordon Call.
3. Painting, etc. – Howard has reservation doing a job this large this year. Annette feels strongly after meeting with contractors that to wait will result in larger replacement costs of wood exposed to another winter. Decided to go ahead with project. Meet again on Saturday, August 26 to review completed bids and color choices. New owner Diana Magor (a realtor) will be on the paint choice committee. Please note that 3 color palettes will be chosen and a sample will be available for viewing and voting of all owners prior to painting.
4. Due to work obligations, Jennifer Johnson will be leaving the Board in October. This will leave two open positions for the October meeting.
5. Due to majority of remaining Board members being out of town at end of October, the Annual Homeowner's Meeting has been moved to Saturday, October 7 at 10:00am at System Studies, 2-1340 E Cliff Dr, Santa Cruz.
6. The Board is reviewing a request to change (make smaller) the outer board cap on the decks. Pending specs, the Board has no opposition to this.
7. New Business:
 - a. Pool lock needs repair. Annette to call locksmith.
 - b. Mailbox Replacement – Motion to replace existing mailboxes with Cluster boxes to be positioned next to guest parking. Motion by Annette Bushnell, 2nd by Howard Bleichner, All Approved.
 - c. Due to a lack of Quorum, yet an overwhelming number of votes to have the three bedroom units pay the same amount of dues as the two bedroom units, a second vote will be held at the annual meeting. Voting procedures and proxies will be included in annual packet.

- d. Also under vote at the annual meeting is to change the percentage needed to approve or disapprove a change in the By-Laws and CC&Rs from 75% (21 units agreeing) to 66% (19 units).
- e. Rule – In recent months, there have been several serious violation of the Whalers' Cove rules. The rules and guidelines are here for the safety and enjoyment of all residents. Please be aware that:
 - i. Under NO CIRCUMSTANCES are children under the age of 14 to be left alone in the pool area. This is not only for our liability issues, but for the safety of the children.
 - ii. Appropriate clothing is required at the pool at all times.
 - iii. The trash area is not a depository for all of our junk. If it is not a glass or plastic container, a box (that has been smashed down), or trash that fits in our own individual trash containers, you must dispose of it properly. Computer equipment, water heaters, and furniture are not allowed.
 - iv. Please pick up after your pet whether it be cat or dog.
 - v. Mechanical work on vehicles is prohibited.
 - vi. Please, if parking in someone else's spot, have their approval prior and leave a note WITH your phone number so the owner can conveniently call if they arrive.

Annual Whalers' Cove Pot Luck to be held Saturday, September 9 at noon.

Adjourned 11:15 am

After meeting note: Pat Smith was wrongly charged a late fee for dues paid on time and when contacted Shoreline about it, felt they were rude. Please note that Shoreline Property Management is responsible for bookkeeping ONLY and if there are any irregularities that are not dealt with satisfaction, please contact a Board member. Also note that all letters dealing with the running of Whalers' Cove and its residents need to be sent to a Board member and not Shoreline.

Signed: Annette Bushnell, Secretary