

Green Circle Service Corporation
5th Board Meeting
August 13, 2007
6:30 PM Gazebo

Present: Laura Crowley-President
Rose Augustine-Treasurer
Trina Grantham-Secretary
Joan Landfield
Jerome Landfield
Mark Lee

Also present-13 residents

Laura opened the meeting with a greeting to Barbara Suydam our newest homeowner/resident.

Minutes of the last meeting were approved.

Helene presented a proposed by-law amendment, which would change the minimum number of Board members from seven to five. It was agreed the business of the board could be done by five, and understood that this change does allow for the board to be larger if there are people who are willing to serve. All other aspects of the by-laws regarding the board including replacing board members who resign remain in place. After a short discussion, the by-law change was approved for inclusion with the ballot for the election of new board members this month.

Jerome presented his latest update on his research regarding the repaving of Taormina and Arundale Roads. (See attached additional information.) His recommendation is for chip seal with the REAS (rubberized) coating. In brief summary, this would expand the life of the road by 1/3 to 1/2 according to specialists. It would not need recoating for 5 to 7 years compared to slurry coat at 3 to 5 years. Chip seal fills the current cracks and the REAS is good for stopping, is self healing as it retains its plasticity, and is comfortable for walking and wheel chairs. It is good for roads with major sun exposure.

Speed bumps were discussed. Some would likely be the permanent kind and some would be movable in case the placement needed adjusting and also are much less expensive. Buttons and grooving for traffic control were also brought up. Noise is possibly a problem with these ideas.

There was discussion as to whether the type of repairs done to Arundale Road would be affected by the gate closure. Some residents have suggested that if the gate were to remain closed, Arundale may not need the same level of work as Taormina. There is about a \$6000 difference in the cost of doing Arundale with REAS or some less expensive coating. The Rosen's (Arundale residents) have indicated a willingness to contribute to Arundale road costs, but it was felt that the status of the gate closure should

be finalized before approaching the Rosen's to discuss an equitable share. A question was raised as to whether Krotona help with the Arundale repair costs, as they would like to have the gate open as another possible exit for their residents.

A cost/benefit analysis of the various repair options will be done as agreed to at the previous meeting. An analysis was also felt necessary because the \$77,000 to do the recommended REAS surfacing would use up all of our cash on hand. Jon volunteered to do this, and will request the help of Matt. Decision must be made soon as the contractors are not willing to hold the bid price much longer. It was pointed out by a community member that in general people are never unhappy with quality work and a good road is part of how a neighborhood and its houses are valued in the marketplace. The new board would have to discuss and present to the community for a vote any change in fee structure that may be necessary to help rebuild the reserves.

Some asked if the company that does the roads could also do driveways. Yes, if it is prepaid. A request form could be sent out to homeowners.

Because of a concern that had been raised by a community member that the current fee structure had not been formally adopted by the Board, Laura reviewed the budget discussion from the February 2007 Board meeting. In summary, the proposed budget was drafted with the current \$25/month fee as a logical starting place. After developing the anticipated revenue and expenses for the year, it was found that the \$25 fee was sufficient to meet all current operating expenses with a small cushion to save towards future road repair and replacement costs. There was lengthy discussion about the fact that until a decision had been made about current road repairs, the impact on the GCSC's current cash reserves would not be known. Pending this information, as well as the long-term costs for road maintenance, it was discussed that any change in the current fee could not be proposed. After discussion, the Board unanimously approved the 2007 budget, including the \$25 fee, which is reflected in the February 2007 Board minutes. At this evening's meeting, the Board members reiterated their approval of the \$25 fee. Laura also mentioned that in accordance with the newly adopted Policies and Procedures, any change in fees would require the approval of the majority of the community. It was pointed out the trash bill from Harrison's just went up. Rose and Laura will look at how that will affect the budget for the rest of the year.

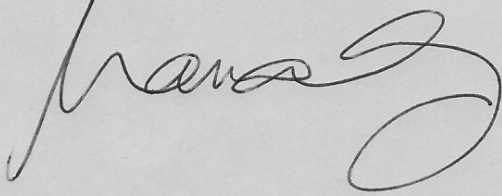
The summary of the Arundale gate survey was discussed. (The summary is attached to these minutes.) It was agreed that none of us are qualified to give legal information concerning the existing easement for the use of Taormina and Arundale roads that go with our deeds. A few felt the survey was not clear, insufficient etc. But in the end it seemed since it was non-binding and for information only that it served a purpose by getting a sense of the community that was not hear-say or rumor. Anyone who wishes may make further written comments concerning the gate can send them to Trina (trina@ojai.net). Further discussion brought up the idea of an electronic gate. As that seemed fraught with complications of cost, repair, management etc, the idea was tabled with the thought that it could be revisited if the gate is opened and brings unforeseen

consequences that are intolerable. A motion was put forward to postpone a vote on the gate until the cost/benefit analysis is done. There was a vote and this passed.

Meeting was adjourned 8PM

Respectfully submitted, Trina Grantham, Secretary

Laura Crowley, President

A handwritten signature in black ink, appearing to read "Trina Grantham", written in a cursive style.