

**BIXBY VILLAGE COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS - July 7, 2010**

NOTICE The Special Session meeting of the Bixby Village Community Association Board of Directors was held on Wednesday, July 7, 2010 at the Clubhouse, located at 5951 Bixby Village Drive, Long Beach, California. The meeting agenda was posted at the clubhouse on Friday, July 2, 2010.

PRESENT Directors Present: Jon Chasse, President
John Sausen, Treasurer

A QUORUM WAS NOT PRESENT

Directors absent: David Galuhn, Member at Large
Kim Napolillo, Vice President
Mary Williams, Secretary

FC members: Alan Salz-FC Chair; Carter; Ivy;
Gratch; Bauer; Marter; Lounsbury

Others: Homeowner John Schroeder

CALL TO ORDER Mr. Jon Chasse, Chairman, called the business portion of the meeting to order at 7:06p.m.

ANNOUNCEMENTS Mr. Jon Chasse expressed on behalf of Director Williams deepest apology to FC for her being unable to attend. Director Napolillo had earlier advised her inability to attend due to previous commitment.

Mr. Chasse thanked the FC for all of their efforts in preparing a draft budget for the BOD to now review and finalize.

Mr. Chasse sought clarification of line item numbers proposed by the FC for 2010-2011 FY budget; discussion followed.

Mr. Salz explained the various Reserve Study options and focused on Rev#5 and Rev#6 noting that either option was acceptable and makes little difference which is selected as both allow for some roofing acceleration of select units on Holbrook in 2010 and next year--2011 an additional group of select units can be considered for acceleration ultimately leading, if repeated each year, to re-roof completion in 2014 vs. 2015.

ANNOUNCEMENT The Board of Directors will meet in Special Executive Session on Monday, July 12, 2010 at 6:00 p.m. to finalize the 2010-2011 budget at the community clubhouse located at 5951 Bixby Village Drive in Long Beach, California.

ADJOURNMENT There being no further business to come before the Board, the meeting was adjourned at 9:03 p.m.

ATTEST

Name Date

Name Date