

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 17, 2018

MINUTES

NOTICE OF MEETING

Upon notice of given and received the meeting of the Board of Directors was held at La Costa Hills Clubhouse, 3475 Caminito Sierra, Carlsbad, CA, 92009 at 5:00 p.m.

CALLED TO ORDER

President Samantha Easton called the general meeting to order at 5:03 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Samantha Easton
Treasurer:	Vladimir Pozdnyakov
Vice President/Secretary:	Dianne Fletcher

MANAGEMENT:

Eugene Burger Management:	McKenzie Murrey
Farmers Insurance:	Mike Clickenbeard

Several homeowners were in attendance.

OPEN TIME FOR OWNERS:

- The owner of 7704 Caminito Leon 201 presented the Board with a proposal for an installation of an A/C and heating unit for the upper level units.

PRESENTATION

Mike Clickenbeard presented the Board with the renewal of the earthquake insurance policy. The current coverage has a building limit of \$10,000,000. The replacement cost valuation is \$34,772,416. Mike provided the Board with the cost of the annual premium with the current replacement cost valuation and a 2.5% RCV deductible compared to the deductible of 5% RCV, which is a difference of approximately \$14,000 in the annual premium.

MEETING MINUTES:

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the minutes of the meeting held March 6, 2018.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the February 28, 2018 and March 31, 2018 financial reports subject to the auditor's year-end report.

COMMITTEE REPORTS:

- 1) **Financial Committee** – Director Pozdnyakov stated the common area expenses are over budget in the landscape category.
- 2) **Boiler Committee** – The committee chair, Mike Bart, discussed the status on installation of the boilers.
- 3) **Landscape Committee** – The Board met with the landscape contractor and walked the property to discuss the landscape in several areas. New plantings have been installed in several areas.

BUSINESS ITEMS:

- Jason Christ from Roof Tech San Diego provided an update on the current condition of the roofs and a plan on how to address roof replacement as it becomes necessary. There are slow leaks that are common in the roofs now and they are related to single paper and 1 ply shingles. As the roofs get re-roofed two layers of underlayment will be installed. A proposal for repairs to the roof in the R Building and a general assessment of the next buildings with gutter problems was reviewed. Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the proposal for repairs to the roof in R building in the amount of \$8,100.
- Management provided the Board with a proposal for common area tree trimming.
- Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher and unanimously carried, the Board approved the proposal for the tree trimming of the common area in the amount of \$5,000.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov and unanimously carried, the Board approved the plumbing proposals for 2 common area clean out installations and a pump installation for a total of \$4,638.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the proposed reliable and efficient criteria developed for the cracks in units and determines how the HOA should repair these. Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to mail the policy out for the 30 day membership comment period.

NEXT MEETING:

The next meeting will be held on May 29, 2018 at 5:00pm at the clubhouse.

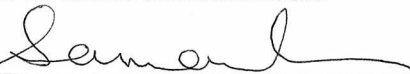
EXECUTIVE SESSION SUMMARY (Immediately Following the Regular Meeting)

An Executive Session was held to discuss executive session minutes, delinquencies and member discipline.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:23 p.m. and convened into the Executive Session.

Attest:



5/29/18

President or Secretary of La Costa Hills HOA

Date