

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 23, 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 5:02 p.m.

DIRECTORS AND OFFICERS PRESENT:

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

MANAGEMENT:

Eugene Burger Management: McKenzie Murrey
San Diego Roof Tech: Jason Christ
Several homeowners were in attendance.

OPEN TIME FOR OWNERS:

- One homeowner requested time to discuss the outstanding balance on his account. The Board will discuss this with him in executive session.

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 November 21, 2017.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the December 31, 2017 financial reports subject to the auditor's year-end report.

COMMITTEE REPORTS:

- 1) **Financial Committee** – Director Pozdnyakov indicated that the income is greater than budgeted due to the special assessment for the carport re-roofing project. Irrigation repairs and electricity/gas are also over budget.
- 2) **Boiler Committee** – The committee chair, Mike Bart, discussed the options he recommended to the Board for consideration relating to installing a new boiler system for the community. He discussed the MEP (Mechanical, Electrical, and Plumbing) Engineering report and the evaluation of the existing system with recommendations on the specific system needed for La Costa Hills based on the size and needs of the community. Mike met with representatives from Benrich Service Company and stated they have a considerable amount of beneficial knowledge of the community from servicing the boilers many years ago. Benrich has a team large enough to be able to complete the total replacement project in one day. They are proposing two separate but integrated systems so in the event one boiler is down for service or repairs, the other boiler and storage tank will temporarily handle the community. County Burner is the other company that provided a bid for the boilers. They are a smaller company and would need to install a

temporary boiler system while they complete the project. They proposed 2 boilers with one large storage tank. The two proposals were reviewed by the Board.

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the proposal submitted from Benrich for \$50,878 to total replacement of the boiler system.

Mike recommended the installation of balancing valves in the buildings that are stating the water is not hot enough; these allow adjustment of hot water temperature. Mike also explained how to correct the crossover problem in units experiencing lukewarm instead of hot water.

- 3) **Landscape Committee** – The Board met with the landscape contractor and walked the property to discuss concerns with the landscape in several areas, inconsistencies with the esthetics, and to have a general knowledge of the problems with the irrigation. The landscape contractor provided a monthly report to update the Board and management.

BUSINESS ITEMS:

- Jason Christ from Roof Tech San Diego was in attendance to provide 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. Much discussion ensued on gutter cleaning and how best to address this, where and who to perform it.
- Update on Subsurface Explorations – Hetherington Engineering and Curry Stenger Engineering are working together on the first phase of the inspection on the T building. The firms will continue to develop a conceptual repair scheme for the foundation remediation project.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the homeowner request for door damage due to termites.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to install the remaining stolen landscape lights that and to switch over buildings that are having photo cell problems to timers.
- Water treatment was discussed as a possible option for being proactive against the pinhole leaks that happen with the common area hot water supply lines. Management was directed to have WC Service Company visit the property to see if they are a candidate for this type of system.

NEXT MEETING:

The next meeting will be held on March 6, 2018 at 5:00pm.

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 6:39 p.m. and convened into the Executive Session.

Attest:



3/6/18

President or Secretary of La Costa Hills HOA

Date