

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 6, 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
WC Service Company:	Will Stanley

Several homeowners were in attendance.

OPEN TIME FOR OWNERS:

- Follow up was requested for a report on a gap between the stucco and trim at a window at V303.
- A report of a cracked area of concrete on a step at Q102.

PRESENTATION

Will Stanley provided an explanation on a water treatment system that could be implemented at La Costa Hills to assist in slowing down the pinhole leaks in copper water supply lines. The total cost for installation of the system is \$3,850 plus a monthly maintenance cost of \$495. Upon a motion duly made by Samantha Easton, seconded by Dianne Fletcher, and unanimously carried, the Board approved the installation of the phosphate system at the common area water supply line.

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 January 23, 2018.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the January 31, 2018 financial reports subject to the auditor's year-end report.

COMMITTEE REPORTS:

- 1) **Financial Committee** – Director Pozdnyakov requested clarification on the special assessment income posting on the financial statement.
- 2) **Boiler Committee** – The committee chair, Mike Bart, discussed the status on the order of the new boilers. Installation is expected by the end of March 2018.
- 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 L 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 L building in the amount of \$1,500 and to prioritize the other buildings on the list moving onto H building, V building and others as they are assessed.
- Management provided the Board with a proposal to make repairs to the sauna in the clubhouse which includes the installation of new rocks, venting sets for below the heater and beneath top bench to wall behind the refrigerator in the clubhouse, and the installation of the venting.
- Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher and unanimously carried, the Board approved the proposal for the sauna repairs in the amount of \$1,947.08. Management was requested to seek a \$179 discount on the price for the shipping charges for the rocks.
- Roof & Solar Project was tabled until more information can be gathered by Samantha Easton.
- SDG&E Lighting Rebates are going to be evaluated for the community to see if they can be implemented at La Costa Hills.
- Update on Subsurface Explorations – Hetherington Engineering and Curry Stenger Engineering provided a final report of the inspection on the T building. The firms developed a conceptual repair scheme for the foundation remediation project with 3 options for the Boards review.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the option one of the engineering report, which will include repairs to the interior of the affected units in T building at a cost of anywhere between \$2,500 to \$5,000 per unit. Additional monitoring of the building performance and the slope such that the movement pattern and associated damages can be better understood will also be needed. Additionally, reliable and efficient criteria will need to be developed for the cracks in other units and how to determine of the HOA should repair these. Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved a not to exceed amount of \$1,500 for development of this criteria for wall crack evaluation.

NEXT MEETING:

The next meeting will be held on April 17, 2018 at 5:00pm at the clubhouse.

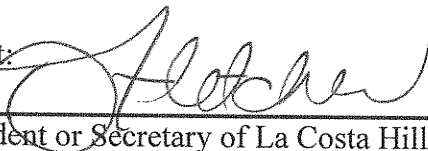
EXECUTIVE SESSION SUMMARY (Immediately Following the Regular Meeting)

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 6:45 p.m. and convened into the Executive Session.

Attest:



4/17/18

President or Secretary of La Costa Hills HOA

Date

