

# **LA COSTA HILLS HOMEOWNER'S ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

April 13, 2015

### **MINUTES**

#### **NOTICE OF MEETING**

Upon notice of given and received the meeting of the Board of Directors was held at La Costa Hills Clubhouse, Carlsbad CA, 92009 at 6:00 p.m.

#### **CALLED TO ORDER**

President Jonathan Fischbein called the meeting to order at 6:00 p.m.

#### **DIRECTORS AND OFFICERS PRESENT:**

President: Jon Fischbein  
Vice President: Warren Dunham  
Treasurer: Gerri Armbruster

#### **MANAGEMENT:**

Mills Management Services, Inc.: Chris Mills

#### **MEETING MINUTES:**

- 1) Upon a motion made by Jon Fischbein, seconded by Gerri Armbruster and unanimously carried, the Board approved the minutes of the regular meeting held March 16, 2015.

#### **FINANCIAL REPORTS:**

- 1) Upon a motion made by Jon Fischbein, seconded by Warren Dunham and unanimously carried, the Board approved the financials for March 2015.

#### **DELINQUENCY REPORT:**

- 1) N/A

#### **COMMITTEE REPORTS:**

- 1) Architectural Committee – Upon a motion made by Jon Fischbein, seconded by Warren Dunham, and unanimously carried, the Board approved the architectural request from P304 for the installation of new windows and sliding door.\*
- 2) Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.

#### **UNFINISHED BUSINESS:**

- 1) N/A

#### **NEW BUSINESS:**

- 1) The Board would like to get bids for the balancing valves recommended by the engineer.\*

- 2) Upon a motion made by Jon Fischbein, seconded by Warren Dunham, and unanimously carried, the Board approved the proposal from Clear Choice Contracting for mold remediation in E101 and E102 and restoration as necessary in accordance with the CC&Rs for E202. Due to the nature of the leak, the Board has agreed to reimburse the owners for the deductible on their individual policies up to \$1,000.00\*
- 3) The Board would like to include an insurance vote regarding HOA/homeowner leak responsibility with the annual voting package.\*
- 4) Upon a motion made by Gerri Armbruster, seconded by Warren Dunham, and unanimously carried, the Board approved the proposal from LSC Landscape for monthly landscaping services in the amount of \$4,500.00. The Board would like to ask LSC if they are able to hire the current onsite landscaper.\*

**NEXT MEETING:**

The next meeting is May 12, 2015.

**ADJOURNMENT:**

There being no further business to come before the Board the regular Meeting was adjourned at 6:40 p.m. and moved into the Executive Session.

**EXECUTIVE SESSION SUMMARY**

- 1) An Executive Session was held to discuss legal issues, tenant disputes and homeowner correspondence.

\* Denotes action item

^ Denotes transaction with interested director

Attest:

*Gerri Armbruster*

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President or Secretary of La Costa Hills Association

*5-12-15*

\_\_\_\_\_  
Date