

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

April 26, 2016

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 Gerri Armbruster called the meeting to order at 6:00 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Gerri Armbruster
Vice President:	Alan Cress
Treasurer:	Leslie Laveroni

MANAGEMENT:

Mills Management Services, Inc.: Chris Mills

MEETING MINUTES:

- 1) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the minutes of the meetings held March 8, 2016.

FINANCIAL REPORTS:

- 1) Upon a motion made by Gerri Armbruster, seconded by Alan Cress and unanimously carried, the Board approved the financials for February 2016.
- 2) Upon a motion made by Leslie Laveroni, seconded by Alan Cress and unanimously carried, the Board approved the financials for March 2016.

DELINQUENCY REPORT:

- 1) Upon a motion made by Alan Cress, seconded by Leslie Laveroni and unanimously carried, the Board approved to send Lot #76 a pay lien letter.*

COMMITTEE REPORTS:

- 1) Architectural Committee – N/A
- 2) Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.

UNFINISHED BUSINESS:

- 1) Upon a motion made by Alan Cress, seconded by Leslie Laveroni and unanimously carried, the Board approved the proposal from Pope Tree Service for the City of Carlsbad tree trimming work with corrections. The Board believes there is one tree between Buildings X & Y that is missing.*

NEW BUSINESS:

- 1) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board approved the 2015 audit prepared by Beck & Company. The audit will be distributed to the membership.*
- 2) Upon a motion made by Gerri Armbruster, seconded by Leslie Laveroni and unanimously carried, the Board approved the 2015 tax return prepared by Beck & Company.*
- 3) The Board reviewed the current Rules & Regulations and made many changes. A red-lined version of the new proposed rules will be sent to the membership.*
- 4) The Board would like to send out the recycling information prepared by one of the residents.*
- 5) Upon a motion made by Leslie Laveroni, seconded by Gerri Armbruster and unanimously carried, the Board approved to have a community gate code on a trial basis.*
- 6) The Board would like to purchase dowel rods for the gym windows.*
- 7) The Board would like to save the mulch from the tree trimming and place throughout the community in areas where site drainage is a concern.*
- 8) Upon a motion made by Leslie Laveroni, seconded by Gerri Armbruster and unanimously carried, the Board approved to have Chris Mills from Mills Management Services, Inc. serve as the Inspector of Elections.*

NEXT MEETING:

The next meeting will be held on June 9, 2016.

ADJOURMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:18 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY (Immediately Following Regular Meeting)

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

EXECUTIVE SESSION SUMMARY (Held June 1, 2016)

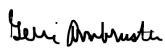
- 1) An Executive Session was held to discuss legal issues and homeowner correspondence. *
- 2) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board ratified the decision to have Michael Bart, Lisa Clark and David Carey serve as the Inspectors of Elections. Warren Dunham will serve as an alternate.*
- 3) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board voted to immediately stop the green voting ballots and issue new ballots to address a candidate concern regarding verification of the voter's name/signature. The new ballots will require homeowners to print and sign their name. The annual meeting will be postponed until July 26, 2016.*

* Denotes action item

^ Denotes transaction with interested director

Attest:

DocuSigned by:



7/5/2016

President or Secretary of La Costa Hills Association

Date