

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 24, 2017

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 6:00 p.m.

CALLED TO ORDER

President Leslie Laveroni called the meeting to order at 6:03 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Leslie Laveroni
Vice President:	Vladimir Pozdnyakov
Treasurer:	Samantha Easton

MANAGEMENT:

Eugene Burger Management: McKenzie Murrey
Several homeowners were in attendance.

OPEN TIME FOR OWNERS:

The following items were discussed in open forum:

- Children running out in front of vehicles in the parking areas. More parental supervision is needed in the common areas.
- A request was made to post the newsletter on the website and on the bulletin board at the clubhouse.

MEETING MINUTES:

- 1) Upon a motion duly made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the minutes of the meeting held March 23, 2017.

FINANCIAL REPORTS:

- 1) The March 31, 2017 financial report was tabled pending a meeting with the EBMC accounting supervisor to go through the financial report.

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

- 1) **Financial Committee** – Vladimir will be meeting with Steve Woolston at the office of management to go through the march 31, 2017 financial. Investigation needs to take place on the payments to the landscape contractor. There may be a

double payment made to the landscape contractor during the transition between management companies.

- 2) **Parking/Towing Committee** – There is a new towing agreement in place for the community. The Board members, EBMC, and the parking committee are authorized representatives to tow vehicles from the community.
- 3) **Maintenance Committee** – The maintenance committee performed a walkthrough of the common areas and identified all areas of common area stairs that need to be repaired. Additionally, all areas of Trex and deck work performed by Kapono and Pro Deck contractors were identified and both contractors will be notified of the need to make corrective measures to their previous work at the property.
- 4) **Landscape Committee** – The Board President performed a walkthrough with the landscape contractor on April 24, 2017. The updates are as follows:
 - Fertilizing of most plants has been completed.
 - Planting of new flowers at signs is up for approval.
 - Planting of the middle island at entrance is on list to be completed within the month.
 - The turf areas need to have a new dwarf fescue seed planted to bid for the cost of seed and topsoil is \$1,150, all labor and aerating all lawn areas is included in the bid at no additional cost. Upon a motion duly made by Leslie Laveroni, seconded by Samantha Easton and unanimously carried, the Board approved this project.
- 5) **Architectural Committee** – N/A
- 6) **Boiler Committee** – N/A

BUSINESS ITEMS:

- Retaining wall installation for erosion control – The Board reviewed proposals for the installation of small retaining walls in certain common areas to assist with erosion control. Upon a motion duly made by Samantha Easton, seconded by Leslie Laveroni and unanimously carried, the Board approved 6 block wall installations within the community at a cost of \$5,098. The work will be performed by TRO Masonry.
- Carport Re-roofing - The Board reviewed proposals for re-roofing the carports from two roofing contractors. Solar installation is not cost effective and will not produce the savings on the electricity due to the amount of shading that is on the carports. The Board of Directors had a thorough discussion of the costs of repairing and re-roofing the carports. It was determined that a special assessment is necessary to help pay for this project. Upon a motion duly made by Vladimir Pozdnyakov, seconded by Samantha Easton and unanimously carried, the Board of Directors approved a special assessment of \$186 per unit to assist in covering the costs of the carport repairs and re-roofing. This will be due June 1, 2017 and can be paid in one lump sum or in 3 payments of \$62 due June 1, July 1, and August 1, 2017.
- Update on Subsurface Explorations – Hetherington Engineering completed 3 borings along the rear of 3455 Caminito Sierra. The soil samples will have

moisture/density determinations performed on them, after which Mark Hetherington will assign additional tests based on the boring logs and cross sections. The testing will give them an idea of the extent of remaining expansion potential from which the geotechnical repair recommendations can be prepared.

NEXT MEETING:

The next meeting will be held on May22, 2017.

ADJOURMENT:

There being no further business to come before the Board the regular meeting was adjourned at 8:01 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY (Immediately Following Regular Meeting)

An Executive Session was held to discuss third party contracts, delinquencies and member discipline.

Attest:



President or Secretary of La Costa Hills HOA

5/22/17

Date