

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

August 11, 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 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 Gerri Armbruster and seconded by Alan Cress and unanimously carried, the Board approved the minutes of the regular meeting held June 9, 2015.

FINANCIAL REPORTS:

- 1) Upon a motion made by Gerri Armbruster and seconded by Alan Cress and unanimously carried, the Board approved the financials for April, May, June & July 2015.

DELINQUENCY REPORT:

- 1) The Board would like to call all delinquent owners to the next meeting.*

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 Gerri Armbruster, and unanimously carried, the Board approved the proposal from All Hands Pool Service for the installation of a new LED light in the pool in the amount of \$758.00.*

NEW BUSINESS:

- 1) Steve Macpherson resigned his position on the Board of Directors. Upon a motion made by Gerri Armbruster, seconded by Alan Cress, the Board appointed Leslie Laveroni to the Board of Directors.
- 2) The Board and the Management Company were served with a lawsuit by Tony Easton in the amount of \$2,000 for failure to provide member e-mails addresses and phone numbers. The small claims hearing is scheduled for September 8th.*
- 3) The Board would like to get additional bids for janitorial, tree trimming and termite maintenance.*
- 4) The Board would like to meet with Clear Choice Contracting to discuss the wall in front of the Clubhouse area.*
- 5) A question arose regarding the eligibility of Alan Cress to serve as a Board member because of his status on title. Alan resigned at the end of the meeting. Upon a motion made by Gerri Armbruster and seconded by Leslie Laveroni, the Board voted to re-appoint Alan Cress to the Board effective August 13, 2015 after his deed is recorded. In the event the deed is not recorded, the position will remain vacant.*

NEXT MEETING:

The next meeting will be held on September 7, 2015.

ADJOURNMENT:

There being no further business to come before the Board the regular Meeting was adjourned at 7:00 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY

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

* Denotes action item

^ Denotes transaction with interested director

Attest:

Gerri Armbruster

President or Secretary of La Costa Hills Association

9-7-15

Date