

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

August 16, 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 Leslie Laveroni called the meeting to order at 6:00 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Leslie Laveroni
Vice President:	Vladimir Pozdnyakov
Treasurer:	Samantha Easton (left at 7:16 pm)

MANAGEMENT:

Mills Management Services, Inc.: Chris Mills

MEETING MINUTES:

- 1) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the minutes of the meeting held June 9, 2016.

FINANCIAL REPORTS:

- 1) Upon a motion made by Vladimir Pozdnyakov, seconded by Leslie Laveroni, and unanimously carried, the Board approved the June 2016 financials.
- 2) Upon a motion made by Leslie Laveroni, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the July 2016 financials.

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

- 1) N/A

UNFINISHED BUSINESS:

- 1) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board ratified the proposal from Servpro of Carlsbad for restoration/dry out service to I101 and I102 in the amount of \$1,198.50.*

NEW BUSINESS:

- 1) Upon a motion made by Leslie Laveroni, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the proposal from Pacific Backflow for repairs to the backflow device not to exceed \$520.00.*
- 2) The Board would like to engage the services of an engineer to review cracks in Building T.*
- 3) The Board would like to table the discussion on the Janitorial Matrix.*
- 4) The Board would like to look into new towing companies.*
- 5) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the creation of a financial committee. The committee will meet monthly to review invoices and make recommendations to the Board. Vladimir Pozdnyakov will be the chair of the committee.*
- 6) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the creation of a maintenance committee. The committee will meet monthly and make recommendations to the Board. Samantha Easton will be the chair of the committee.*
- 7) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the creation of a landscaping committee. The committee will meet monthly to review irrigation and landscape concerns and make recommendations to the Board. The committee will also create a plant palette for future planting. Leslie Laveroni will be the chair of the committee.*
- 8) Upon a motion made by Leslie Laveroni, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the creation of a parking committee. The committee will meet as needed to ensure compliance with the parking rules. Laura Romey will be the chair of the committee and has the authority to tow vehicles.*

NEXT MEETING:

The next meeting will be held on September 19, 2016.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:36 p.m. and moved into the Executive Session.

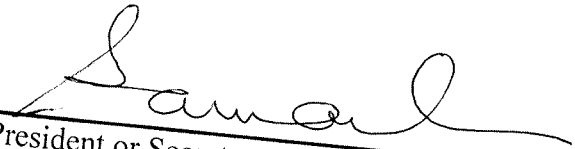
EXECUTIVE SESSION SUMMARY (Immediately Following Regular Meeting)

- 1) An Executive Session was held to discuss legal issues, delinquencies and homeowner correspondence. *
- 2) Upon a motion made by Leslie Laveroni and seconded by Vladimir Pozdnyakov, the Board approved the management responsibilities form for Mills Management Services.*

* Denotes action item

^ Denotes transaction with interested director

Attest:



President or Secretary of La Costa Hills Association

9/19/16
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Date

(85)