

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 29, 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 5:00 p.m.

CALLED TO ORDER

Vice President Dianne Fletcher called the general meeting to order at 5:12 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Samantha Easton- Absent from this meeting
Treasurer:	Vladimir Pozdnyakov
Vice President/Secretary:	Dianne Fletcher

MANAGEMENT:

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

OPEN TIME FOR OWNERS:

The following items were discussed in open forum:

- A request was made to have the group of residents smoking in the common area to move from that location as it was entering into the adjacent building.
- Smoke is entering the units from the neighboring apartment complex. Would the HOA be able to install a fence in the common area to keep the apartment residents from gathering in this location?
- There was a fire reported that had occurred recently inside one of the units.

MEETING MINUTES:

Upon a motion duly made by Dianne Fletcher, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the minutes of the meeting held July 25, 2017.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the July 31, 2017 financial reports subject to the auditor's year-end report.

DELINQUENCY REPORT:

- 1) Two homeowners are being monitored for the collection of past due assessments.

COMMITTEE REPORTS:

- 1) **Financial Committee** – Director Pozdnyakov indicated that the income is greater than budgeted due to the special assessment for the carport re-roofing project. Administrative expenses and electricity/gas are also over budget.

Management will be suggesting ways for the Board to be able to monitor the electricity being used by the residents inside their garages, which is common area electricity. Can the homeowners be charged a surcharge based on using common area electricity to charge electric vehicles, etc?

- 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.

BUSINESS ITEMS:

- 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 results were reviewed and the Board was provided with 2 alternatives from the geotechnical engineer. The Board requested that management proceed with the next step in this process and obtain a scope of work and plans for Alternative 2, which consists of removal of the existing floor slab in the two basement level units and replacement/enhancement with a new slab on ground foundation system designed by the Structural engineer.

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved to begin Phase 1 to develop conceptual repair scheme of the project with the engineering firm of Curry Stenger Engineering. The cost for this phase will range from \$6,000 to \$8,000. Inspections of the units in the T building will be set up during the month of September.

- Maintenance projects were discussed and the Board prioritized them to be completed during the months of September and October.

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the proposal from Precise Plumbing in the amount of \$6,247 for the replacement of seven 2” ball valves and repairing multiple leaks on the boilers and storage tanks.

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the common area concrete removal and replacement in 2 locations for a total cost of \$6,336.

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the hydrojetting of all the common area main sewer lines for a total cost of \$2,363.

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved to proceed with the required update reserve study for a total cost of \$1,100.

Management was given direction to find out more information on the architectural request submitted by a homeowner for the installation of an attic ventilation system.

NEXT MEETING:

The next meeting will be held on September 26, 2017 at 5:00pm.

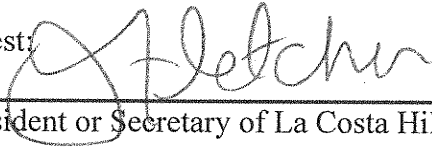
EXECUTIVE SESSION SUMMARY (Immediately Following the Regular Meeting)

An Executive Session was held to discuss executive session minutes, delinquencies and member discipline.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:07 p.m. and convened into the Executive Session.

Attest:



President or Secretary of La Costa Hills HOA

9/26/17

Date