

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

February 26, 2013

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 Christy Mills called the meeting to order at 6:00 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Christy Mills
Vice President:	Jon Fischbein
Treasurer:	Lawrence Kent

MEETING MINUTES:

- 1) Upon a motion made by Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board approved the minutes of the regular meeting held January 22, 2013.

FINANCIAL REPORTS:

- 1) Upon a motion made by Lawrence Kent, seconded by Jon Fischbein and unanimously carried, the Board approved the financials for January 2013.
- 2) Upon a motion made by Lawrence Kent, seconded by Jon Fischbein, and unanimously carried, the Board approved to have Beck & Company conduct an annual review of the financials and prepare the taxes for the corporation.*

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

1. Architectural Committee – Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the architectural proposal from Lot #99 for replacement of the windows and sliding glass door.*
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 Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board ratified the proposal from Jason Ortega Insurance for the renewal of the earthquake insurance policy in the amount of \$16,150.00.*

- 2) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board ratified the proposal from Servpro of Carlsbad for water remediation in S102 in the amount of \$1,270.81.*

NEW BUSINESS:

- 1) Homeowners expressed concern over the boilers and hot water in the community. The Board will get bids from mechanical engineers to look into this issue.*
- 2) Homeowners expressed concern over the need for the cartridge replacement. The cartridge replacement is ongoing and the Board will readdress the hot water issue once the cartridges have been replaced.*
- 3) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from ProDeck construction for 1 small balcony and 1 large balcony with Trex. The Board will get a proposal from ProDeck for the installation of one handrail. Once the wood material has been replaced with Trex, the Board will open discussion for homeowner comments on the materials before moving forward with a more extensive wood replacement plan.*
- 4) Upon a motion made by Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board approved the proposal from Artistic Maintenance for the trimming of trees behind K, L, M and N buildings in the amount of \$475.00.*
- 5) Many homeowners attending the meeting or provided input on the parking options for the west side of the community. The Board will move forward with obtaining bids for the options chosen.*

NEXT MEETING:

The next meeting is March 26, 2013.

ADJOURMENT:

There being no further business to come before the Board the regular Meeting was adjourned at 7:13 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY

- 1) An Executive Session was held to discuss legal issues, late fee removals and violation hearings.

* Denotes action item

^ Denotes transaction with interested director

Attest:



President or Secretary of La Costa Hills Association

3-26-13

Date