

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

January 23, 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, 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

MANAGEMENT:

Mills Management Services, Inc.: Chris Mills

MEETING MINUTES:

- 1) Upon a motion made by Leslie Laveroni, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the minutes of the meeting held December 19, 2016.

FINANCIAL REPORTS:

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

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

- 1) **Financial Committee** – The finance reported that there were unable to locate 2 months of the 2011 financials.
- 2) **Parking/Towing Committee** – The towing committee discussed ongoing issues with inoperable vehicles and vehicles in guest parking. They will e-mail notices to the property management company so that hearing notices can be sent.
- 3) **Maintenance Committee** – The maintenance committee would like to get assistance identifying all of the issues with the Trex work.
- 4) **Landscape Committee** – The landscape committee reported the fertilization is complete. New flowers will be planted at the entrance the week of 1-23-17. The committee is recommending that the HOA does not switch to reclaimed water. The irrigation controller behind Building N has been replaced. The committee asked the Board for additional funds for landscape irrigation improvements.

- 5) **Architectural Committee** – N/A
- 6) **Boiler Committee** – The boiler committee will work on locating the previous MEP report for the board to review.

UNFINISHED BUSINESS:

- 1) N/A

NEW BUSINESS:

- 1) The roofing and solar company attending the meeting to discuss carport roof options. The Board would like to explore the possibility of adding solar.*
- 2) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the proposal from SDS Roofing for repairs to the Building P roof in the amount of \$4,000.00.*
- 3) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the proposal from SDS Roofing for repairs to the Building D roof in the amount of \$1,450.00.*
- 4) Homeowners reported that they have noticed additional cracking in their units in Building T. The Board is still waiting for the results of the manometer survey.
- 5) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the proposal from SDS Roofing for repairs to the Building D roof in the amount of \$1,450.00.*
- 6) The Board has tabled the proposal from Calvin Clean for janitorial and landscape services.*
- 7) The Board has tabled the proposal from Payne Pest Management for termite inspections.*
- 8) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to have the pool chairs re-strapped in the amount of \$139.00/chair.*

NEXT MEETING:

The next meeting will be held on February 27, 2017.

ADJOURMENT:

There being no further business to come before the Board the regular meeting was adjourned at 8:15 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, hearings, delinquencies and homeowner correspondence. *

* Denotes action item

^ Denotes transaction with interested director

Attest:

President or Secretary of La Costa Hills Association

Date