

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

January 22, 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 December 18, 2012.
- 2) Upon a motion made by Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board approved the minutes of the regular meeting held December 29, 2012.

FINANCIAL REPORTS:

- 1) Upon a motion made by Lawrence Kent, seconded by Jon Fischbein and unanimously carried, the Board approved the financials for December 2012.

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

1. Landscape Committee – N/A
2. Architectural Committee – Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the architectural proposal from Lot #85 and Lot #54 for replacement of the windows and sliding glass door.*
3. Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.
4. Lighting Committee – N/A

UNFINISHED BUSINESS:

- 1) Upon a motion made by Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board ratified the proposal from Root Rite for repairs to the Clubhouse roof in the amount of \$700.00.*

NEW BUSINESS:

- 1) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Rain Gutter Cleaners for gutter cleaning in the amount of \$8,950.00.*
- 2) Upon a motion made by Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board approved the proposal from Diversified Management Solutions for removal of items from the dumpster, repair to gutter downspouts, wood stringer maintenance, painting of door with graffiti and repair of the broken door on the dumpster enclosure in the amount of \$1,233.00.*
- 3) The Board would like to table the proposals from Artistic Maintenance until we understand why the proposals were submitted.*
- 4) Homeowners expressed concern over the permitting of the boilers in the community. The Board will look into this issue and provide a response at the next board meeting.*
- 5) Upon a motion made by Christy Mills and seconded by Lawrence Kent, the board approved to authorize Diversified Management Solutions to conduct a lighting walkthrough for the replacement of bulbs not to exceed \$100.00. The HOA will supply the bulbs. Jon Fischbein abstained from the vote and discussion as he is an interested party to this transaction.*^
- 6) 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.*
- 7) The Board will look into alternatives to wood as we are spending a considerable amount of money on wood replacement and maintenance.*
- 8) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Huetterbuilt Inc. for concrete repairs near the tennis court, S & T buildings and on the R building stair nose in the amount of \$270.00.*

NEXT MEETING:

The next meeting is February 26, 2013.

ADJOURNMENT:

There being no further business to come before the Board the regular Meeting was adjourned at 6:52 p.m. and moved into the Executive Session.

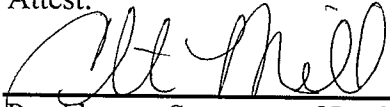
EXECUTIVE SESSION SUMMARY

- 1) An Executive Session was held to discuss legal issues, late fee removals and violation hearings. The Board discussed efforts to improve our transparency including calling special attention to transactions involving directors and capital expenditures.

* Denotes action item

^ Denotes transaction with interested director

Attest:



President or Secretary of La Costa Hills Association

2-20-13

Date