

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

January 26, 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 Gerri Armbruster called the meeting to order at 6:00 p.m.

DIRECTORS AND OFFICERS PRESENT:

President: Gerri Armbruster
Vice President: Alan Cress
Treasurer: Leslie Laveroni

MANAGEMENT:

Mills Management Services, Inc.: Chris Mills

MEETING MINUTES:

- 1) Upon a motion made by Gerri Armbruster, seconded by Alan Cress and unanimously carried, the Board approved the minutes of the meetings held December 1, 2015.

FINANCIAL REPORTS:

- 1) Upon a motion made by Gerri Armbruster, seconded by Leslie Laveroni and unanimously carried, the Board approved the financials for November & December 2015.

DELINQUENCY REPORT:

- 1) Upon a motion made by Alan Cress, seconded by Leslie Laveroni and unanimously carried, the Board approved to move forward with small claims court against Lot #50 for delinquent assessments.*
- 2) Upon a motion made by Alan Cress, seconded by Leslie Laveroni and unanimously carried, the Board approved to send a pay lien letter to Lot #120 for delinquent assessments.*

COMMITTEE REPORTS:

- 1) Architectural Committee – Upon a motion made by Gerri Armbruster, seconded by Alan Cress and unanimously carried, the Board approved the architectural request from V304 for window replacement.*
- 2) Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.

UNFINISHED BUSINESS:

- 1) N/A

NEW BUSINESS:

- 1) The Board would like to conduct a walk through with each tree trimming company to clarify the scope of work before selecting a contractor.*
- 2) Mill Management Services, Inc. will attend the green waste seminar for the City of Carlsbad and report back to the Board regarding all necessary compliance measures for green waste.*
- 3) Upon a motion made by Gerri Armbruster, seconded by Leslie Laveroni and unanimously carried, the Board approved the proposal from Bates Construction regarding the major stucco repair on Building L in the amount of \$1,715.70.*
- 4) The Board would like to continue to explore the imposition of rental restrictions and updating the Association's fine policy.*

NEXT MEETING:

The next meeting will be held on March 8, 2016.

ADJOURMENT:

There being no further business to come before the Board the regular meeting was adjourned at 6:54 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY

- 1) An Executive Session was held to discuss hearings, legal issues, delinquencies and homeowner correspondence.

* Denotes action item

^ Denotes transaction with interested director

Attest:

President or Secretary of La Costa Hills Association

Gerri Armbruster

Date *3-15-16*