

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 22, 2018

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

President Samantha Easton called the general meeting to order at 5:00 p.m.

DIRECTORS AND OFFICERS PRESENT:

President: Samantha Easton
Treasurer: Vladimir Pozdnyakov
Vice President/Secretary: Dianne Fletcher

MANAGEMENT:

Eugene Burger Management: McKenzie Murrey
Several homeowners were also present.

OPEN TIME FOR OWNERS:

Owner present requested attention to the following:

- Possible hose bib leak at X102
- Questions on recent plumbing work behind L/M building
- Front door has termite damage and is not closing/locking
- Crack at concrete at Q 102 front entry
- Check PSI on community with phosphate system
- Inspect the air conditioning unit at the clubhouse as it is not working

PROTEC IN ATTENDANCE AT MEETING:

Ty Haisch and Joe Smalls attended the meeting to discuss the monthly maintenance and time and materials programs they can offer La Costa Hills at discounted hourly rates. They are familiar with the property and have established an initial punch list for the community of maintenance items that are in need of attention at several of the buildings.

MEETING MINUTES:

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the minutes of the meeting held June 26, 2018.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the June 30, 2018 financial reports subject to the auditor's year-end report.

COMMITTEE REPORTS:

- 1) **Financial Committee** – Director Pozdnyakov stated the expenses are doing well. Some concern about the common area electricity usage was discussed. Investigation on one of the streets that has higher usage is being conducted.
- 2) **Maintenance Committee** – There is a new lighting maintenance company that performed their first common area lighting inspection in June. Samples were submitted for the Boards review for replacement of the common are lights that were stolen. Management is investigating the rebates

available through SDG&E for changing out the lighting throughout the community. Director Easton and Director Fletcher will be identifying each item that is on the punch list from Protec and assigning a priority to them as they go through each building in the community.

- 3) **Landscape Committee** – The monthly walkthrough with the landscape contractor included discussion on the newly planted ground cover and how quickly it will fill in and adapt to the environment at the community. The landscape contractor will provide pricing on ground cover plants and DG for the rear common area where grass has a hard time growing due to shade and/or sun and soil conditions. The Board discussed replacement tree for the area between X and Y buildings that recently lost a large tree due to a limb coming down. Upon a motion duly made by Samantha Easton, seconded by Dianne Fletcher, and unanimously carried, the Board approved to plant a new tree in this area for a cost of \$290.

BUSINESS ITEMS:

- The Board discussed the results of the termite inspections of building F. There is a recommendation of fumigation of the building due to termite infestation in inaccessible areas. There is also a recommendation from the roofing contractor to reroof this building. In an effort of maximize the best solution for all of these maintenance needs it was discussed to to the projects together to save money. Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnavkov and unanimously carried, the Board approved the proposals submitted for the reroofing and all wood repairs of the F building for a total of \$25,000 to be performed by Roof Tech of San Diego and the fumigation of the F building for \$5,594 to be performed by Payne Pest Management.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnavkov and unanimously carried, the Board approved the proposals submitted for the remaining T building units requiring interior repairs for a total of \$20,111.
- Upon a motion duly made by Samantha Easton, seconded by Dianne Fletcher, and unanimously carried, the Board approved the full onsite reserve study for a total amount of \$1,599.
- The Board discussed the ongoing maintenance agreement for the fitness equipment. Upon a motion duly made by Samantha Easton, seconded by Dianne Fletcher, and unanimously carried, the Board approved to renew the annual maintenance of the fitness equipment at the clubhouse for a total of \$599.
- The Board reviewed the need to inspect the interiors of the garages in all the buildings. Management will send out a notice and inspections will take place October 8, 2018.

NEXT MEETING:

The next meeting will be held on August 28, 2018 at 6:00pm at the clubhouse.

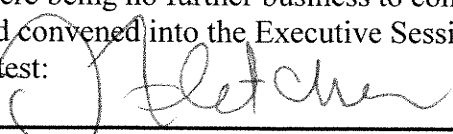
EXECUTIVE SESSION SUMMARY (Immediately Following the Regular Meeting)

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 6:53p.m. and convened into the Executive Session.

Attest:



8/28/18

President or Secretary of La Costa Hills HOA

Date