

# LA COSTA HILLS HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

June 26, 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 5:06 p.m.

#### DIRECTORS AND OFFICERS PRESENT:

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

#### MANAGEMENT:

Eugene Burger Management: McKenzie Murrey  
One homeowner was also present.

#### OPEN TIME FOR OWNERS:

Owner present requested attention to the following:

- Possible irrigation leak at J building. Owner noticed a few wet spots in common area.

#### 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 May 29, 2018 with one correction.

#### FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the May 31, 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 will be 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.
- 3) **Landscape Committee** – The monthly walkthrough with the landscape contractor included discussion of samples of ground cover and the best areas to begin the installation to test 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.

**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.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov and unanimously carried, the Board approved the plumbing proposals for root removal from another common area clean out. This repair involves digging down several feet and across several feet and removing a portion of the drain line and replacing it and re-sloping it correctly.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the hydrojetting of all the common area sewer lines for a total amount of \$2,250.
- A homeowner requested the Board consider holding the Board meeting later than 5pm and also asked about a window washing contractor for the community. The Board discussed the request and will keep the meeting at the same time but will hold the annual meeting at 6pm and will put a window washing contractor in the next newsletter for those who want to get a group rate discount.
- The Board reviewed the need to obtain quorum for the upcoming annual meeting in August. The decision was made to hold a drawing for a \$100 amazon gift card for the first 59 owners who turn in their ballot to achieve quorum.
- The Board reviewed the need to inspect the interiors of the garages in the T building. Additionally a common area plumbing inspection of the building for leaks will be performed.

**NEXT MEETING:**

The next meeting will be held on July 23, 2018 at 5:00pm 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 6:11p.m. and convened into the Executive Session.

Attest: 

7/23/18

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President or Secretary of La Costa Hills HOA

Date