

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 25, 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 5:05 p.m.

DIRECTORS AND OFFICERS PRESENT:

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

MANAGEMENT:

Eugene Burger Management: McKenzie Murrey

OTHERS PRESENT AT MEETING:

A Reserve Study: Co Lee Grev
One homeowner was in attendance.

OPEN TIME FOR OWNERS:

The owner in attendance inquired about the upcoming transmitter exchange for the vehicle entry gate and about the recent insurance information mailed to the homeowners. The owner wanted to know if anything had changed in coverage or owner requirements for insurance. The notice was mailed out for informational purposes and served as a reminder to all owners; there were no changes to coverage or requirements.

PRESENTATION

Co Lee Grev of A Reserve Study presented the Board of Directors with the first draft of the full reserve study for fiscal year beginning January 1, 2019. The different methods of reserve funding were explained to the Board and each component was discussed in terms of life expectancy and replacement costs for each item. Inflation rates and percentage of interest earned on reserve funds are factored into the reserve study. It was determined that the Board would like to add landscape renovation to the component list and identifying the building letters on the study that have been fumigated thus far. The current amount being allocated to the reserve fund each month is adequate for maintaining the reserves according to the calculations in the study.

MEETING MINUTES:

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the general session minutes of the meeting held August 28, 2018.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the July 31, 2018 and August 31, 2018 financial reports subject to the auditor's year-end report. Director Pozdnyakov requested clarification on total payments made to the landscape contractor for 2018. Management indicated that two months from 2017 had to be paid in 2018 so therefore the total was more than the budget. Management will send a report to show the payments. The budget also looks like one additional payment was made to janitorial during 2018 and a report on these payments was also requested.

LANDSCAPE REPORT:

New drought tolerant succulent plantings have been installed in several areas that will eventually fill in to look like grass but use less water. The next area the new plantings should be planted in behind the P building to see how well they take to the soil, which has a higher acid content.

BUSINESS ITEMS:

- Management discussed the dissatisfaction with the current pool maintenance company. They have been on the account for 2 months after taking over for All Hands Pool Service who had been servicing the account of many years. Two different pool maintenance agreements were discussed. The Board of Directors discussed using the vendor that lives at the community and the advantages of having him there for checking the condition of the pool more frequently and for emergencies that may occur. Management discussed the two monthly costs came in at \$50 difference between them. The Board would like to use Classic Pools and Spas but would like them to service the pool and spa at the current budgeted amount of \$380 per month.
- Upon a motion duly made by Vladimir Pozdnyakov, seconded by Samantha Fletcher and unanimously carried, the Board approved the proposal for the maintenance of the pool and spa in the amount of \$380 per month.
- A part was ordered for one of the treadmills in the community gym.
- An update on the common area plumbing issues was discussed. The fire sprinkler system is having leaks at the main valves on the buildings where there is a sprinkler system. The system will need to be inspected, all areas that are rusted and leaking will be evaluated, and the system will need to be flushed out.

NEXT MEETING:

The next meeting will be held on October 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 6:24 p.m. and convened into the Executive Session.

Attest:

President or Secretary of La Costa Hills HOA

Date