

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 29, 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
Several homeowners were also present.

OPEN TIME FOR OWNERS:

Owners present requested attention to the following:

- White fly on hibiscus plants between K and L buildings.
- Exposed wiring in a few areas where the light fixtures were stolen.
- V building has one top stair that is cracked
- F building has some roof tiles that appear to be slipping down.
- Vehicle being stored in space C26 needs to be towed out of space. Owner is going to donate.
- T#101 reported a few concerns about the interior of T building and a possible plumbing leak.

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 April 17, 2018 with one correction.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the April 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 and there is almost \$325,000 in reserves. An \$80,000 CD was reinvested for 13 months at 2.0%.
- 2) **Maintenance Committee** – There is a new lighting maintenance company starting in June to perform the monthly lighting inspections and to continue to address repairs and replacement of the lights that were stolen.
- 3) **Landscape Committee** – Director Fletcher met with the landscape contractor to discuss samples of ground cover that he brought to the property for the Board to review. This will be used in place of grass in specific areas and is drought tolerant. It can also withstand hotter weather.

BUSINESS ITEMS:

- The Board discussed the architectural request submitted by 7704 Caminito Leon #201. The Board of Directors consulted with ASI and had them come out to the property and go through the installation process in detail to ensure that they researched all aspects of this installation. The conclusion was that the building walls would have to be penetrated and conduit would have to be run on the exterior of the building to enclose the refrigerant lines from the exterior condenser to the indoor unit. Since this is a consideration that has to be considered for all 176 condominiums the Board is not going to approve this. Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board denied the request from this homeowner for the installation of a ductless air conditioning unit.
- TRO submitted a proposal for another wall installation in the community. Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher and unanimously carried, the Board approved the proposal for the installation of a keystone wall in common area in the amount of \$2,521.
- 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 for a total of \$1,143.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the policy for the reliable and efficient criteria developed for the cracks in units and determines how the HOA should repair these.
- The Board reviewed the termite inspection report for one of the buildings. The recommendation from the termite contractor is to fumigate the building. The Board requested management to have the termite contractor inspect the remaining units to determine the extent of the infestation.

NEXT MEETING:

The next meeting will be held on June 26, 2018 at 5:00pm at the clubhouse.

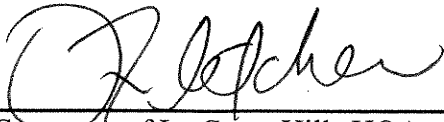
EXECUTIVE SESSION SUMMARY (Immediately Following the Regular Meeting)

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 6:51p.m. and convened into the Executive Session.

Attest:



President or Secretary of La Costa Hills HOA

6/26/18

Date