

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

March 8, 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:

Vice President: Alan Cress
Treasurer: Leslie Laveroni

MANAGEMENT:

Mills Management Services, Inc.: Chris Mills

MEETING MINUTES:

- 1) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the minutes of the meetings held January 26, 2016.

FINANCIAL REPORTS:

- 1) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the financials for January 2016.

DELINQUENCY REPORT:

- 1) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved to send Lot #120 to small claims court for delinquent assessments.*

COMMITTEE REPORTS:

- 1) Architectural Committee – Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the architectural request from Lot #68 for replacement of windows.* Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the architectural request from Lot #158 for the installation of an electrical plug in the garage for their electric car. The plug will be tied in to the electrical service for the unit and not into the HOA's garage power.*
- 2) Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.

UNFINISHED BUSINESS:

- 1) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board ratified the proposal from Everest Indemnity Insurance Company for renewal of the earthquake insurance policy in the amount of \$10,826.40.*

NEW BUSINESS:

- 1) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the proposal from Pope Tree Service for tree trimming in the amount of \$21,935.00. Tree trimming will take place in phases, budget permitting.*
- 2) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the proposal from Total Comfort Systems for a boiler maintenance program in the amount of \$240.00/quarter.*
- 3) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the proposal from Allied Land-Care Inc. for the City of Carlsbad required work in the back area along Caminito Sierra in the amount of \$3,900.00. The Board would like to have this work completed ASAP and would also like to engage Pope Tree Service to handle the city required tree work.*
- 4) Upon a motion made by Alan Cress and seconded by Leslie Laveroni, the Board approved the proposal from Waste Management to add an additional recycling pick up day (now Monday, Wednesday and Friday) in the amount of \$52.00/month.*

NEXT MEETING:

The next meeting will be held on April 26, 2016.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 6:46 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY

- 3) An Executive Session was held to discuss hearings, contract formation, legal issues, delinquencies and homeowner correspondence. During the initial Executive Session meeting at 5:30 pm, Gerri Armbruster attended the meeting by telephone. Mills Management Services, Inc. was not present for the initial Executive Session meeting. The Board reviewed proposals from several companies for property management services. Upon a motion made by Alan Cress, seconded by Leslie Laveroni and unanimously carried, the Board approved the proposal from Mills Management Services, Inc. for property management services in the amount of \$3,872.00/month.*

* Denotes action item

^ Denotes transaction with interested director

Attest:



President or Secretary of La Costa Hills Association

4-26-16

Date