

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 23, 2017

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 6:00 p.m.

CALLED TO ORDER

President Leslie Laveroni called the meeting to order at 6:18 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Leslie Laveroni
Vice President:	Vladimir Pozdnyakov
Treasurer:	Samantha Easton

MANAGEMENT:

Eugene Burger Management:	McKenzie Murrey
Eugene Burger Management:	Jim Murrey

Several homeowners were in attendance.

MEETING MINUTES:

- 1) Upon a motion duly made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the minutes of the meeting held February 27, 2017.

FINANCIAL REPORTS:

- 1) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the February 28, 2017 financials subject to the auditor's year-end review.

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

- 1) **Financial Committee** – The finance committee did not have a report this month.
- 2) **Parking/Towing Committee** – The towing committee did not have a report this month.
- 3) **Maintenance Committee** – The maintenance committee will be meeting mid-April and will be identifying all of the issues with the Trex work.
- 4) **Landscape Committee** – The landscape walkthrough with the Board President and management identified many drainage issues throughout the community. These common area drains are being hydro-jetted to allow proper drainage. They will be completed in several phases.

- 5) Architectural Committee – N/A
- 6) Boiler Committee – N/A

UNFINISHED BUSINESS:

- Deck & Common area repairs – There were repairs made by Rescom to fill open deck areas under weep screeds at W202 and L202. Also, inside garage areas where water had leaked inside from deck on W202. L201 required fill in gap on expansion joint and below landing where Trex meets the stucco and the top of the landing where the concrete pan flashing is and below the landing a soffit repair needed to be completed to the stucco.
- Drainage – Common area jetting is scheduled with ASAP Plumbing & Drains.
- Carport Re-roofing - The Board reviewed proposals for re-roofing the carports from two roofing contractors and also discussed the possibility of solar installation on the roofs to help offset the cost and help save on the common area electricity usage. Management is still working with the solar company and needs to provide electricity bills and discuss the legal requirements with the association leasing solar panels.
- Update on Subsurface Explorations – Hetherington Engineering completed 3 borings along the rear of 3455 Caminito Sierra. The soil samples will have moisture/density determinations performed on them, after which Mark Hetherington will assign additional tests based on the boring logs and cross sections. The testing will give them an idea of the extent of remaining expansion potential from which the geotechnical repair recommendations can be prepared.

NEW BUSINESS:

- 1) Pool & Tennis Court repairs – The latch and strike guards and closers were repaired and welded around the strike plate to protect the lock from tampering and unauthorized entry. This work was performed by California Commercial Security.

NEXT MEETING:

The next meeting will be held on April 24, 2017.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:52 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY (Immediately Following Regular Meeting)

An Executive Session was held to discuss third party contracts, delinquencies and member discipline.

Attest:



President or Secretary of La Costa Hills Association

4/24/17

Date