

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

May 12, 2015

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:

President: Gerri Armbruster
Vice President: Warren Dunham

MANAGEMENT:

Mills Management Services, Inc.: Chris Mills

MEETING MINUTES:

- 1) Upon a motion made by Gerri Armbruster and seconded by Warren Dunham, the Board approved the minutes of the regular meeting held April 13, 2015.

FINANCIAL REPORTS:

- 1) The financials reports were tabled until the next meeting.

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

- 1) Architectural Committee – Upon a motion made by Gerri Armbruster and seconded by Warren Dunham, the Board approved the architectural request from F101 for the installation of new windows/slider.*
- 2) Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.

UNFINISHED BUSINESS:

- 3) Upon a motion made by Gerri Armbruster and seconded by Warren Dunham, the Board ratified the proposal from Miramar Fire Equipment, Inc. for annual fire extinguisher service in the amount of \$345.00.*

NEW BUSINESS:

- 1) 20-30 homeowners attended the meeting to discuss concerns regarding non-disclosure, conflicts of interest, reserve account balances and the property management company. The concerns stemmed from a contract the HOA entered

into 4 years ago for website/accounting/legal collections work. Prior to moving to self-management, the HOA paid GRG management a base fee of \$3,250.00 and "extras" averaging approximately \$1,000.00 a month. After moving to self-management, the HOA paid MMS (Christy Mills) \$2,000/month for accounting/website services. MMS also provided legal collections work, gate programming and key fob programming which the HOA previously outsourced to third parties. It is estimated that the HOA saved a minimum of \$2,100/month plus a minimum of \$6,000.00 in legal collections fees. More information can be found on the yearly budgets and monthly financial statements. *

- 2) Jon Fischbein sold his unit and is no longer eligible to serve on the Board. In his absence and by vote of the remaining Board members, Gerri Armbruster was selected as President. She was also appointed to Jon's original term which is not up for election this year. Warren Dunham will serve as Vice President until the end of the Regular Session meeting held on May 12, 2015 after which he resigned. Alan Cress was appointed to Warren's position as Vice President upon Warren's resignation. The third board position will remain vacant until the annual election in June. Gerri will continue to serve as President and Alan will serve as Vice President.

NEXT MEETING:

The annual meeting will be held on June 9, 2015.

ADJOURNMENT:

There being no further business to come before the Board the regular Meeting was adjourned at 7:25 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY

- 1) An Executive Session was held to discuss legal issues, reimbursement requests and homeowner correspondence.

* Denotes action item

^ Denotes transaction with interested director

Attest:

Gerri Armbruster
President or Secretary of La Costa Hills Association

6-9-15
Date