

# **LA COSTA HILLS HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

May 22, 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 6:08 p.m.

#### **DIRECTORS AND OFFICERS PRESENT:**

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

#### **MANAGEMENT:**

Eugene Burger Management: McKenzie Murrey  
Several homeowners were in attendance.

#### **OPEN TIME FOR OWNERS:**

The following items were discussed in open forum:

- What is the best avenue to send picture reports to management?
- A request was made to send email notifications to homeowners when issues arise that affect the residents.
- Hand soap dispenser in the men's restroom is broken.
- Smoking in the common area and information on what the acceptable distance from buildings is. Reports of smoking on La Costa Ave, which is not in the jurisdiction of the association.

#### **MEETING MINUTES:**

- 1) 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 24, 2017.

#### **FINANCIAL REPORTS:**

- 1) Upon a motion duly made by Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the March 31, 2017 and April 30, 2017 financial reports subject to the auditor's year-end report.

#### **DELINQUENCY REPORT:**

- 1) Two homeowners are being monitored for the collection of past due assessments.

### **COMMITTEE REPORTS:**

- 1) **Financial Committee** – Vladimir will review the recent information provided to him on payments to the landscape contractor.
- 2) **Parking/Towing Committee** – There is a new towing agreement in place for the community. The Board members, EBMC, and the parking committee are authorized representatives to tow vehicles from the community.
- 3) **Maintenance Committee** – The maintenance committee performed a walkthrough of the common areas and identified all areas of common area stairs that need to be repaired. Additionally, all areas of Trex and deck work performed by Kapon and Pro Deck contractors were identified. Management mailed certified letters to both contractors and notified them of the need to make corrective measures to their previous work at the property. No responses have been received as of the date of this meeting.

A recent inspection of the interior of 3471 Caminito Sierra P101 due to an interior flood showed possible water damage to the interior of the wall. Further investigation on the outside of the window area will be completed to determine the factors related to this interior damage. The Trex will be removed at this area and another window will be selected within the community to determine if this unique to this unit or if this is due to the faulty installation of the Trex around the window.

- 4) **Landscape Committee** – President Laveroni reported the following:
  - Fertilizing of most plants has been completed.
  - Aeration of the turf areas has occurred and new turf fescue seed has been planted.
- 5) **Architectural Committee** – N/A
- 6) **Boiler Committee** – Management met with the plumber and inspected the boilers. Management arranged to have County Burner out to inspect the boilers to assess the condition of the boilers and what repairs are needed. A report of the condition of the boilers and recommendations will be prepared.

### **BUSINESS ITEMS:**

- **Carport Re-roofing** - The Board reviewed revised proposals to include wood replacement for re-roofing the carports from two roofing contractors. Solar installation is not cost effective and will not produce the savings on the electricity due to the amount of shading that is on the carports. The Board of Directors had a thorough discussion of the costs of repairing and re-roofing the carports. It was determined that after a second review of the costs of roof replacement and wood replacement by both contractors Roof King offered a longer warranty and the cost was \$200 less. Upon a motion duly made by Samantha Easton, seconded by Leslie Laveroni and unanimously carried, the Board of Directors approved Roof King for the carport re-roofing project.

- 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 results should be ready by the next Board meeting.
- Fitness Equipment proposal for a quarterly maintenance agreement and repairs to the treadmill were tabled until a meeting could be arranged with Fitness Direct to address the flooring installation and the quarterly maintenance proposal.

**NEXT MEETING:**

The next meeting will be held on June 26, 2017.

**ADJOURNMENT:**

There being no further business to come before the Board the regular meeting was adjourned at 7:41 p.m. and moved into the Executive Session.

**EXECUTIVE SESSION SUMMARY (Immediately Following Regular Meeting)**

An Executive Session was held to discuss executive session minutes, delinquencies and member discipline.

Attest:



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President or Secretary of La Costa Hills HOA

06/26/17

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Date