

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

November 14, 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 Leslie Laveroni called the meeting to order at 6:01 p.m.

DIRECTORS AND OFFICERS PRESENT:

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

MANAGEMENT:

Mills Management Services, Inc.: Chris Mills

MEETING MINUTES:

- 1) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the minutes of the meeting held October 17, 2016.

FINANCIAL REPORTS:

- 1) Upon a motion made by Leslie Laveroni, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the October 2016 financials.

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

- 1) **Financial Committee** – The finance committee did not have anything to report for the meeting.
- 2) **Parking/Towing Committee** – The Board of Directors reviewed the proposed guidelines submitted by the parking committee.
- 3) **Maintenance Committee** – The maintenance committee recommends that the HOA conduct a manometer test of Building T. Samantha Easton will provide a list of ongoing maintenance concerns to the property management company.
- 4) **Landscape Committee** – The landscape committee is recommending that the HOA does not use reclaimed water. The committee reported that there have been issues with irrigation leaks that have since been resolved. New front area plantings and fertilization is planned for the end of November. The landscaping

company conducted a soil report of the soil behind Caminito Sierra. The soil has a significant amount of ash from previous fires that has affected plant growth.

5) Architectural Committee – N/A

UNFINISHED BUSINESS:

- 1) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the parking committee to be co-chaired by Julie Gale and Laura Romey.*
- 2) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board ratified the proposal from Estes General Contracting for the removal of concrete near Building S in the amount of \$1,500.00.*

NEW BUSINESS:

- 1) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the proposal from Hetherington Engineering, Inc. for a manometer study of Building T in the amount of \$2,500.00.*
- 2) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to conduct a land survey with a cap of \$2,100.00. Samantha Easton has a company that will be submitting a bid. In the event that the bid is greater than \$2,100.00 the survey will be conducted by SDE.*
- 3) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved to seek FHA financing approval for the community.*
- 4) The management company submitted a list of concerns regarding the repairs to the Building L joists. Samantha Easton will review the work with the contractor and any other contractors that are available to work towards a resolution. *
- 5) The Board would like to get bids for re-roofing (with slanted roofs) and repairing stucco and concrete as necessary for the carport areas. *
- 6) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to re-strap the pool chairs at the cost of \$139.00/chair plus \$125.00 for delivery.*
- 7) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved to trim trees near Buildings C, J & E at a cap of \$2,500.00. Leslie Laveroni will meet with the tree company to select the trees for trimming.*
- 8) The Board would like to get proposals for the installation of decomposed granite where the concrete was removed near Building S. *
- 9) Samantha Easton will get another bid for trip hazards throughout the community.*
- 10) The Board would like to get bids for gutter repair and cleaning. *
- 11) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the proposal from Fitness Direct for the repair of the treadmill in the amount of \$801.62.*

- 12) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved to provide a summary and next steps to the owners of Building T regarding cracks/building movement.*
- 13) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to have a licensed handyman tighten the stairs and make minor repairs as necessary with a cap of \$250.00. Samantha Easton will coordinate this with the handyman.*
- 14) Upon a motion made by Samantha Easton and seconded by Vladimir Pozdnyakov, the Board voted to terminate the services of Mills Management Services, Inc. effective February 28, 2017. Leslie Laveroni voted against the termination. The Board will work on obtaining additional bids for property management services.*

NEXT MEETING:

The next meeting will be held on December 19, 2016.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:29 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY (Immediately Following Regular Meeting)

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

* Denotes action item

^ Denotes transaction with interested director

Attest:



President or Secretary of La Costa Hills Association

12/18/16

Date