

LA COSTA HILLS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

October 30, 2012

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 Christy Mills called the meeting to order at 6:00 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Christy Mills
Vice President:	Jon Fischbein
Treasurer:	Lawrence Kent

MEETING MINUTES:

- 1) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the minutes of the regular meeting held September 25, 2012.

FINANCIAL REPORTS:

- 1) Upon a motion made by Lawrence Kent, seconded by Jon Fischbein and unanimously carried, the Board approved the financials for September 2012.

DELINQUENCY REPORT:

- 1) N/A

COMMITTEE REPORTS:

1. Landscape Committee – N/A
2. Architectural Committee – The architectural requests for Lot #156 for replacement windows and sliding doors is approved.*
3. Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.
4. Lighting Committee – N/A

UNFINISHED BUSINESS:

- 1) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board ratified the proposal from Gate Masters for installing new loops that were damaged during the first phase of paving in the amount of \$2,023.25.*
- 2) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board ratified the proposal from Servpro of Carlsbad for remediation to X102 caused by a water leak in the amount of \$1,748.22.*

- 3) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board ratified the proposal from Servpro of Carlsbad for remediation to X101 caused by a water leak in the amount of \$1,634.07.*
- 4) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board ratified the proposal from Huetterbuilt Inc. for drywall repairs to X101 and X102 caused by a leak in the amount of \$2,180.00.*

NEW BUSINESS:

- 1) Upon a motion made by Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board approved the proposal from Diversified Management Solutions for street sign removal, replacement and installation in the amount of \$3,300.00.*
- 2) The Board will ask for a bid to install a landscape light near the new map sign. The Board will also ask for a bid for additional landscape lighting along Caminito Tingo.*
- 3) The Board is not approving the proposal from Artistic Maintenance for installation of hibiscus at the G Building. The Board is in the process of coming up with a new plant pallet for the community.*
- 4) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Artistic Maintenance for installation of 2 flats of pink baclom geraniums in the pool planter in the amount of \$69.00.*
- 5) The Board is not approving the proposal from Artistic Maintenance for installation of stepping stones near P102 as we are trying to come up with uniform plan for each building.*
- 6) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Artistic Maintenance for tree trimming near the K, L, M & N Buildings in the amount of \$475.00.*
- 7) The Board has tabled the proposals from Artistic Maintenance for installation of plant material at the entrance. The Board would like to look at the proposed plants in more detail before moving forward.*
- 8) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Huetterbuilt Inc for stair and stringer repair to numerous buildings in the amount of \$12,900.00.*
- 9) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Huetterbuilt Inc for stair and handrail repair to numerous buildings in the amount of \$1,200.00.*
- 10) Upon a motion made by Christy Mills, seconded by Lawrence Kent and unanimously carried, the Board approved the proposal from Tuff Shed for a new storage shed in the amount of \$2,683.94.*
- 11) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Eagle Paving for removal of the trash bin enclosure in front of the S Building so we can gain more parking spaces for assigned parking in the amount of \$1,850.00.*
- 12) The Board would like to table the proposal from Ferandell for installation of a basketball court pending further review.*

- 13) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board voted to terminate the janitorial contracts with BRM and Ferendall.*
- 14) Jon will look at the hose bib on the X Building to see if the hose is plugged into the wrong place.*
- 15) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the assigned parking proposal/map.*
- 16) The tenant of Lot #97 brought a petition to the Board for replacement of the carport near Caminito Tingo. The Board has reviewed the petition and denied the request. The carport was removed because it is unassigned and since we are moving to assigned parking, we give some owners two covered spaces and others just one. However, the Board has noted the concerns about lighting in this area and we will begin getting bids for installation of additional lighting.*
- 17) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Eagle Paving for removal of end caps to create more parking spaces for the assigned parking in the amount of \$9,100.00.*
- 18) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal from Personal Touch Cleaning & Maintenance, Inc. for janitorial service in the amount of \$738.50.*
- 19) Upon a motion made by Christy Mills, seconded by Jon Fischbein and unanimously carried, the Board approved the proposal to purchase carbon monoxide detectors for owners so that we can be in compliance with the new laws effective January 2013.*

NEXT MEETING:

The next meeting is November 13, 2012.

ADJOURNMENT:

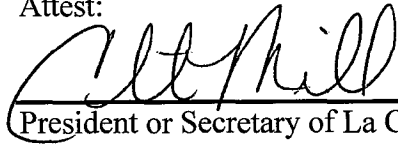
There being no further business to come before the Board the regular Meeting was adjourned at 6:58 p.m. and moved into the Executive Session.

EXECUTIVE SESSION SUMMARY

- 1) An Executive Session was held to discuss reimbursement requests, violation hearings and late fee removals.
- 2) In light of recent feedback from owners, the Board will make one attempt to contact an onsite owner, tenant or contractor for dumpster violations. If we are unable to make contact, a friendly reminder will be left on site and a violation notice will be sent to the owner.*
- 3) The Board has also approved the installation of a motion sensor light behind the E Building to address concerns over the attempted break in.*

* Denotes action item

Attest:



President or Secretary of La Costa Hills Association

11-13-12

Date