

# **LA COSTA HILLS HOMEOWNER'S ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**October 27, 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: Alan Cress  
Treasurer: Leslie Laveroni

#### **MANAGEMENT:**

Mills Management Services, Inc.: Chris Mills

#### **MEETING MINUTES:**

- 1) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board approved the minutes of the meetings held September 7, 2015.

#### **FINANCIAL REPORTS:**

- 1) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board approved the financials for August & September 2015.

#### **DELINQUENCY REPORT:**

- 1) Upon a motion made by Gerri Armbruster, seconded by Leslie Laveroni and unanimously carried, the Board voted to send a pay/lien letter to Lot #50 for delinquent assessments.

#### **COMMITTEE REPORTS:**

- 1) Architectural Committee – N/A
- 2) Compliance Committee – The compliance committee will be conducting a walk thru shortly to update the current violation list.

#### **UNFINISHED BUSINESS:**

- 1) N/A

#### **NEW BUSINESS:**

- 1) Upon a motion made by Alan Cress, seconded by Leslie Laveroni and unanimously carried, the Board approved the 2016 budget. Dues will increase to \$299/month beginning January 1, 2016.\*
- 2) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board approved the proposal from Affordable Drain for jetter maintenance in the amount of \$2,363.00.\*
- 3) The Board would like to get additional bids for landscape lighting maintenance.\*
- 4) Upon a motion made by Leslie Laveroni, seconded by Alan Cress and unanimously carried, the Board approved the proposal from City Janitorial Services, LLC for janitorial maintenance in the amount of \$785.00/month. MMS will give 30 day notice to Jan-Pro.\*
- 5) The Board would like to get additional bids for tree trimming.\*
- 6) Upon a motion made by Gerri Armbruster, seconded by Alan Cress and unanimously carried, the Board approved the proposal from All Hand Pool Service for a new LED light in the spa in the amount of \$647.00.\*
- 7) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board approved the proposal from SD Gutters for gutter cleaning in the amount of \$6,750.00. The Board would like to schedule this as soon as possible.\*
- 8) The Board would like to table the proposal from Allied Landcare for the French drain.
- 9) Upon a motion made by Alan Cress, seconded by Gerri Armbruster and unanimously carried, the Board approved the 2016 Reserve Study.\*

**NEXT MEETING:**

The next meeting will be held on December 1, 2015.

**ADJOURNMENT:**

There being no further business to come before the Board the regular Meeting was adjourned at 6:50 p.m. and moved into the Executive Session.

**EXECUTIVE SESSION SUMMARY**

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

\* Denotes action item

^ Denotes transaction with interested director

Attest:

Gerri Armbruster  
 President or Secretary of La Costa Hills Association

12-1-15  
 Date