

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

## **BOARD OF DIRECTORS MEETING**

**October 17, 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 Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the minutes of the meeting held September 19, 2016.

#### **FINANCIAL REPORTS:**

- 1) Upon a motion made by Leslie Laveroni, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the August 2016 financials.
- 2) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the September 2016 financials.

#### **DELINQUENCY REPORT:**

- 1) N/A

#### **COMMITTEE REPORTS:**

- 1) **Financial Committee** --The finance committee will review the files in the office.\*
- 2) **Parking/Towing Committee** -- The Board of Directors reviewed the proposed guidelines submitted by the parking committee.
- 3) **Maintenance Committee** -- The maintenance committee gave an overview of the concerns noted on their walkthrough. A complete list will be sent to the property management company. The maintenance committee will also review the janitorial matrix and propose revisions. \*
- 4) **Landscape Committee** -- The landscape committee proposals for new plantings are tabled until the HOA has funds for new plantings.

- 5) **Architectural Committee** - Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the architectural request from N201 for the installation of new windows pending the receipt of a photo of the materials.\*

**UNFINISHED BUSINESS:**

- 1) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the parking committee guidelines with the following revisions: delete 5, 6 and 10 from the proposal. The HOA will purchase one sign showing the direction of guest parking.\*

**NEW BUSINESS:**

- 1) The Board reviewed the report from Curry Stenger Engineering. Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to send the Building T report to the homeowners.\*
- 2) The Board would like to table the proposals for the manometer survey and get bids for surveying the property.\*
- 3) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to hire Discount Installation Services to repair the Building L walkway with a cap of \$1,000.00.\*
- 4) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the 2017 budget submitted by Samantha Easton.\*
- 5) The Board declined the proposals for a new pool service.
- 6) The Board reviewed proposal for tree trimming and termite service. No additional actions items for these categories are necessary at this time.
- 7) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the purchase of new gym mats from Fitness Direct with a cap of \$4,185.\*
- 8) The Board would like to get bids for the carports.\*
- 9) The Board would like to table proposals for chimney sweeping.\*
- 10) The Board would like to table the proposal for re-strapping the pool furniture.\*
- 11) The Board reviewed correspondence from the insurance companies regarding the damage to Building T. Samantha Easton will speak with the insurance companies directly.
- 12) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved to use Leucadia Towing.\*
- 13) The Board would like to table the proposal from LSC Landscape for plantings.\*

**NEXT MEETING:**

The next meeting will be held on November 14, 2016.

**ADJOURNMENT:**

There being no further business to come before the Board the regular meeting was adjourned at 8:19 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:



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President or Secretary of La Costa Hills Association

11-14-16

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Date