

# **LA COSTA HILLS HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**October 24, 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 5:00 p.m.

#### **CALLED TO ORDER**

President Samantha Easton called the general meeting to order at 5:04 p.m.

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

President:	Samantha Easton
Treasurer:	Vladimir Pozdnyakov
Vice President/Secretary:	Dianne Fletcher

#### **MANAGEMENT:**

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

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

- No items were discussed in open forum.

#### **MEETING MINUTES:**

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the minutes of the meeting held September 26, 2017.

#### **FINANCIAL REPORTS:**

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the September 30, 2017 financial reports subject to the auditor's year-end report.

#### **2018 BUDGET & RESERVE STUDY:**

Upon a motion duly by Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the reserve study and budget for fiscal year 2018 beginning January 1, 2018. The monthly assessment will increase to \$330 per month.

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov and unanimously carried, the Board of Directors approved a special assessment of \$198 per unit to assist in paying for the new boilers. The special assessment will be due February 1, 2018.

#### **COMMITTEE REPORTS:**

- 1) **Financial Committee** – Director Pozdnyakov indicated that the income is greater than budgeted due to the special assessment for the carport re-roofing project. Administrative expenses and electricity/gas are also over budget.
- 2) **Boiler Committee** – The committee chair, Mike Bart, discussed the options he recommended to the Board for consideration relating to installing a new boiler system for the community. He discussed the MEP (Mechanical, Electrical, Plumbing) Engineering report and the evaluation of the existing system with recommendations on the specific system needed for La Costa Hills

based on the size and needs of the community. He recommended a regulator be installed on each building.

- 3) **Landscape Committee** – The Board met with the landscape contractor and walked the property to discuss concerns with the landscape in several areas, inconsistencies with the esthetics, and to have a general knowledge of the problems with the irrigation. The landscape contractor provided a monthly report to update the Board and management.

**BUSINESS ITEMS:**

- Update on Subsurface Explorations – Hetherington Engineering and Curry Stenger Engineering are working together on the first phase of the inspection on the T building. The firms will continue to develop a conceptual repair scheme for the foundation remediation project
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the proposal from Fitness Direct to repair the treadmill.

**NEXT MEETING:**

The next meeting will be held on November 21, 2017 at 5:00pm.

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

An Executive Session was held to discuss executive session minutes, delinquencies and member discipline, and two hearing were scheduled with homeowners.

**ADJOURNMENT:**

There being no further business to come before the Board the regular meeting was adjourned at 6:32 p.m. and convened into the Executive Session.

Attest:



11/20/17

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President or Secretary of La Costa Hills HOA

Date