

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

## **BOARD OF DIRECTORS MEETING**

**September 19, 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 6:00 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 Vladimir Pozdnyakov, and unanimously carried, the Board approved the minutes of the meeting held August 16, 2016.

#### **FINANCIAL REPORTS:**

- 1) The Board would like to table the approval of the August 2016 financials until the next meeting.
- 2) Upon a motion made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved to close the US Bank Reserve Account and transfer all funds to the First Republic Bank Money Market Account. \*

#### **DELINQUENCY REPORT:**

- 1) N/A

#### **COMMITTEE REPORTS:**

- 1) **Financial Committee** – The finance committee has identified invoices from 2014 for which they could not find hard copy backup. Mills Management Services, Inc. will research the invoices. Mills Management Services, Inc. will also give the Board of Directors access to all HOA electronic files.\*
- 2) **Towing Committee** – The Board of Directors has reviewed the parking committee proposal. The Board would like to get new proposals for towing companies. Moving forward, the Board would like to require all owners to register their vehicles.\*

- 3) **Maintenance Committee** – The Board of Directors reviewed the report from the maintenance committee. Samantha Easton will look at the reported cracks in F101.\*
- 4) **Landscape Committee** – The landscape committee noted that the landscaping crew would be changing.

**UNFINISHED BUSINESS:**

- 1) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board ratified the proposal from Coastal Plumbing, Inc. for re-plumbing of the Clubhouse in the amount of \$3,500.00.\*
- 2) Upon a motion made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board ratified the proposal from Pacific Flood Restoration for dry out of the Clubhouse in the amount of \$1,260.00. The Board would like to conduct a mold test of the Clubhouse as well. The Board would like additional bids for gym flooring and would like to conduct a deep clean of the gym area. \*

**NEW BUSINESS:**

- 1) The Board of Directors would like to serve as the point of contact for Peters & Freedman, LLP. Mills Management Services, Inc. will notify the law firm of the change. The Board of Directors would like copies of all legal correspondence from previous years. \*
- 2) The Board reviewed the field report from the Geotechnical Engineer for Building T and would like to engage the services of a structural engineer.\*
- 3) The Board would like to understand the proposal from Eagle Paving before approving the bid. The square footage appears to be off. \*
- 4) Upon a motion made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the 2017 Reserve Study.\*
- 5) The Board of Directors would like to get bids for the following items: pool service, tree trimming, janitorial (after Samantha Easton reviews the janitorial matrix), backflow and chimney sweeping. As such, the Board would like to table the 2017 budget approval until the next meeting. \*
- 6) The Board of Directors would like to table the proposal for solar power. \*
- 7) The Board Reviewed the management report from Mills Management Services, Inc. The Board will not accept anonymous complaints. The Board will allow items on the railings for ground level units. \*
- 8) Samantha Easton will get proposals for pool furniture repair. \*
- 9) The Board would like to get additional bids for the Building L walkway/beam. \*

**NEXT MEETING:**

The next meeting will be held on October 17, 2016.

**ADJOURNMENT:**

There being no further business to come before the Board the regular meeting was adjourned at 8:00 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:

DocuSigned by:

*Leslie Laveroni*

10/26/2016

\_\_\_\_\_  
President or Secretary of La Costa Hills Association

\_\_\_\_\_  
Date