

# **LA COSTA HILLS HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

September 26, 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 5:01 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:**

The following items were discussed in open forum:

- A request was made to have another recycling bin delivered to property.
- Updated property insurance needs to be added to La Costa Hills website.
- A tenant attended the meeting inquiring about the whole house fan for the upper level units.
- Homeowners suggested turning the racquetball court into an urban garden or community laundry room.
- There is still a problem with items being left outside the dumpster areas.

#### **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 August 29, 2017.

#### **FINANCIAL REPORTS:**

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

Upon a motion duly Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the transfer of \$15,000 special assessment funds from the operating account to the reserve account.

#### **DELINQUENCY REPORT:**

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to proceed with the liens on APNs: 223-360-10-13 and 223-360-10-42.

#### **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.

Management will be suggesting ways for the Board to be able to monitor the electricity being used by the residents inside their garages, which is common area electricity.

- 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 history of the boilers at La Costa Hills, two boiler contractors that were competent, and recommended that the Board consider hiring a MEP (Mechanical, Electrical, Plumbing) Engineer to evaluate and develop a report with recommendations on the specific system needed for La Costa Hills based on the size and needs of the community. He has researched several MEP's. Mike will assist with pulling all records needed for accurate recommendations.

Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to proceed with hiring a MEP Engineer for the new boiler system evaluation.

- 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 will provide 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. Once the units are all inspected 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 Payne Pest Management for the fumigation of 7701 Caminito Leon due to the extensive infestation of wood destroying pests. The total cost for this is \$4,120.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved a monthly lighting contract with Rescom for a cost of \$196 per month. There will be a proposal submitted for corrective measure for the photocells.

Management submitted a request from a homeowner on re-opening the car wash area. This was discussed and the decision was made to leave it closed due the storm water restrictions and possibility of fines resulting from not abiding by those restrictions.

#### **NEXT MEETING:**

The next meeting will be held on October 24, 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:



10/24/17

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President or Secretary of La Costa Hills HOA

Date