

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 21, 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
Farmers Insurance:	Mike Clickenbeard

Several homeowners were in attendance.

OPEN TIME FOR OWNERS:

- Lights out in the gym
- Toilet handle still a problem in women's restroom at clubhouse
- Parking in the red zone
- Who is responsible for creek behind property
- Boiler replacement project update

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 October 24, 2017.

FINANCIAL REPORTS:

Upon a motion duly made by Vladimir Pozdnyakov, seconded by Dianne Fletcher, and unanimously carried, the Board approved the October 31, 2017 financial reports subject to the auditor's year-end report.

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. Irrigation repairs 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. There will be leak detection needed to evaluate a possible irrigation line leak near the J building.

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. They provided an update on their specific findings in T building units 101, 102, 201, and 202. Building plans were obtained from the City of Carlsbad with the assistance of Director Fletcher.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved the proposal from Vista Valley Tree Service to trim the Mexican Fan Palms for \$1,120.
- Upon a motion duly made by Samantha Easton, seconded by Vladimir Pozdnyakov, and unanimously carried, the Board approved to install 12 of the landscape lights that were recently stolen from the community.
- The whole house fan was discussed at this meeting again. One of the homeowners in attendance submitted a brochure from Point Loma Electric, which has a quiet, efficient whole house fan system that does not have to penetrate the roof system.
- Water treatment was discussed as a possible option for being proactive against the pinhole leaks that happen with the common area hot water supply lines. Management was directed to have WC Service Company visit the property to see if they are a candidate for this type of system

NEXT MEETING:

The next meeting will be held on January 23, 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.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:20 p.m. and convened into the Executive Session.

Attest:



President or Secretary of La Costa Hills HOA

1/23/18

Date