

LA COSTA HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 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 6:00 p.m.

EXECUTIVE SESSION SUMMARY (Immediately Preceding the Regular Meeting)

An Executive Session was held to discuss executive session minutes, delinquencies and member discipline.

CALLED TO ORDER

Upon adjourning the executive session President Leslie Laveroni called the general meeting to order at 6:01 p.m.

DIRECTORS AND OFFICERS PRESENT:

President:	Leslie Laveroni
Vice President:	Vladimir Pozdnyakov
Treasurer:	Samantha Easton

MANAGEMENT:

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

OPEN TIME FOR OWNERS:

The following items were discussed in open forum:

- Former Board member Alan Cress brought a handrail prototype for the Board's review. He requested that management follow up on the installation of the Trex handrails to ensure that they are ADA compliant.
- A request was made to have the group of residents smoking on La Costa Ave. to move from that location as it was entering into the adjacent building.
- Lights are out in the P building. Could be the photocell.

MEETING MINUTES:

Upon a motion duly made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the minutes of the meeting held May 22, 2017.

FINANCIAL REPORTS:

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

DELINQUENCY REPORT:

- 1) Two homeowners are being monitored for the collection of past due assessments.

COMMITTEE REPORTS:

- 1) **Financial Committee** – The Board was presented with an investment recommendation from First Republic for the reserve funds. Upon a motion duly made by Vladimir Pozdnyakov, seconded by Samantha Easton, and unanimously carried, the Board approved the investment recommendation for \$80,000 in an 11 month CD earning 1.25%.
- 2) **Parking/Towing Committee** – There is a new towing agreement in place for the community. The Board members, EBMC, and the parking committee are authorized representatives to tow vehicles from the community. A request for painting a loading/unloading zone at the front of the clubhouse was discussed.
- 3) **Maintenance Committee** – An area of Trex window trim was removed due to observation of water damage on the inside of a unit below the window on the inside of the common wall. The trim work was installed by Pro Deck contractors and identified to have gaps and separated or non-existent caulking. Management will authorize another window trim area to be inspected on a building where Kapono did the Trex work to see if the same type of problem exists.
- 4) **Landscape Committee** – President Laveroni reported the following:
 - 4 mainline irrigation leaks have occurred during this past week.
 - Irrigation problems are connected to a faulty pressure regulator. The shut off valve and pressure regulator were both replaced this morning.
- 5) **Architectural Committee** – N/A
- 6) **Boiler Committee** – Management met with the plumber and inspected the boilers. Management arranged to have County Burner out to inspect the boilers to assess the condition of the boilers and what repairs are needed. A report of the condition of the boilers and recommendations was presented to the Board.

Upon a motion duly made by Samantha Easton, seconded by Leslie Laveroni, and unanimously carried, the Board approved the proposal from County Burner for repairs to both boilers at a cost of \$2,864.

BUSINESS ITEMS:

- Update on Subsurface Explorations – Hetherington Engineering completed 3 borings along the rear of 3455 Caminito Sierra. The soil samples will have moisture/density determinations performed on them, after which Mark Hetherington will assign additional tests based on the boring logs and cross sections. The testing results were reviewed and the Board was provided with 2 alternatives from the geotechnical engineer. The Board requested that management proceed with the next step in this process and obtain a scope of work and plans for Alternative 2, which consists of removal of the existing floor slab in

the two basement level units and replacement/enhancement with a new slab on ground foundation system designed by the Structural engineer.

- Fitness Equipment proposals were reviewed after a meeting with Fitness Direct and Leslie Lavaroni to address the flooring installation and concerns about the sealing of the flooring. The flooring will be resealed at no cost to the HOA. The Board reviewed the proposals for quarterly maintenance of the equipment and the installation of disinfecting wipes and dispensers. There is also a need for a new key pad for one of the elliptical machines.

Upon a motion duly made by Leslie Laveroni, seconded by Samantha Easton, and unanimously carried, the Board approved the proposal from Fitness Direct for the quarterly maintenance agreement at \$149 per quarter, the disinfecting wipes and dispensers, and the replacement of the key pad at the elliptical.

NEXT MEETING:

The next meeting will be the annual meeting to be held on July 25, 2017.

ADJOURNMENT:

There being no further business to come before the Board the regular meeting was adjourned at 7:43 p.m. and reconvened into the Executive Session.

Attest:



President or Secretary of La Costa Hills HOA

8/29/17

Date