

Special Meeting of the HOA Members Minutes
Mar 10, 2022

****DRAFT/UNAPPROVED****

Cobblestone Creek Homeowners Association, Garden Grove, CA, Public Special Meeting via Zoom, Mtg ID: 815 7928 8260, Passcode: CCHOA2

I. CALL TO ORDER

A. Board Vice President Keith called the meeting to order at 5:37 p.m. on Zoom.

II. ROLL CALL OF DIRECTORS

Present: Pres. (P) Vince, Vice Pres. (VP) Keith, Treasurer (TR) Pam, Mbr at Large (ML) Claudia

Absent: Secretary (S) Jorge

No Owners joined Zoom.

III. READING/APPROVAL OF LAST MEETING MINUTES

N/A

IV. REPORTS

A. VP reviewed Deck Inspectors (DI) Inc. email which was also delivered to all Board Members.

1. SB 326 / Civil Code 5551 required inspections must be completed by Jan. 1, 2025 and every 9 years after initial inspection. Two cycles of reports must be maintained before disposal of old reports.
2. Base quote is \$2500 for which all needed inspections are expected to be done.
3. A \$500 deposit is required to schedule an inspection.
4. A \$25 fee will be added for each required ladder access to decks.
4. Travel expense possible depending upon locale of assigned Architect/Engineer.
5. DI will provide standardized notice for Owners to be distributed well in advance of inspection date by Board to facilitate access.
6. Establishing connection with DI was challenging due to their workload, spam and fraudulent inquiries. Almost three months passed before contact became reliable.
7. No other bids have been obtained yet.

V. OPEN FORUM

No Owners logged in.

VI. OLD BUSINESS

A. Consideration of selecting a State Mandated Extended Elevation Element (Decks/Stairs) Inspection Company to perform inspections as required by SB 326 and CA Civil Code 5551.

1. Board was concerned about only being able to obtain one quote to date.
2. This is a critical task and pricing is expected to rise sharply as the demand for inspections greatly outpaces Vendor's capabilities to perform them and the deadline approaches.
3. Board voted unanimously to wait two weeks in order to attempt to obtain at least one more quote. S will submit quote request to Focused Inspections. This item will be on the Agenda for the March 27 General Meeting.

VII. NEW BUSINESS

N/A

VIII. SELECT DATE FOR NEXT MEETING

Previously stands as March 27, 2022 @ 2pm.

IX. The meeting adjourned at 6:20 pm.

Vince Rodriguez, President

Date