

HOA Board of Directors Meeting MINUTES
Apr 9, 2022 @ 7pm

I. CALL TO ORDER: 7:04 PM

II. ROLL CALL OF DIRECTORS: Five present: Pres. (P) Vince, Vice Pres. (VP) Keith, Treasurer (TR) Pam, Secretary (S) Jorge, and Mbr at Large (ML) Claudia. Also present: 2 Owners at start, followed by two add'l later. (P had to depart before end of meeting as voting may represent)

III. READING/APPROVAL OF LAST MEETING MINUTES:

P read minutes. Motion to approve by P, 2nd by VP, Approved, 5-0.

IV. OPEN FORUM:

- A. Resident is concerned with security, mentions that they saw a person jumping over the wall at 6AM behind the dumpster C. Resident also saw a sleeping person. VP mentioned that we need to get on the case of the complex behind ours.
- B. Resident suggest placing a net over the pool to protect it from the ducks. HOA will research.
- C. Resident wants to know about the stream situations, the HOA informed the resident
- D. Bernardo Arjona wants to be nominated to the board, he filed a nomination form.

V. FINANCIAL / MISC. REPORT(S):

- A. TR did not have a financial report again.
- B. ML, read the Monthly Financial Summary from MMM for the month of March.

VI. OLD BUSINESS:

- A. A Unit's deck waterproofing and flashing repairs has two new bids pending and final painting is also now pending since termite repairs have been completed. Motion for vote by VP, 2nd by ML. MFK Vendor approved, 5-0. – Confirm that repairs will begin on Monday.
- B. A Unit's main north deck overhead 17-foot beam repair / replacement is still pending. Issue is still under review for owner damage potential responsibility. Owner will now be seeking their own bids as well. No action.
- C. A Unit's stair joist repair still needs corrective work. Vendor is ill & not working. No update – T did not call.
- D. A Unit's termite repairs are completed, but final painting is now pending. Potential to have MFK pickup job in conjunction with deck repairs on another Unit. No action.
- E. Board election preparations. All physical Units received flyers, off-site owners were mailed copy on March 29th.
- F. Rules and Regs Review, no action.
- G. Information Item: A Unit needed emergency slab leak repairs and restoration; in progress. AZ final repairs estimate \$2,500.
- H. Information Item: Exec. Session will review an ongoing barking dog complaint for add'l fines. Owner said that he would keep the dogs inside more often.
- I. Ivy overgrowth problem behind the Garages 38-56 Building. – Total Landscape will be coming on Monday to take care of it.
- J. A Garage's perimeter cement has significant gaps that should be checked/filled. Completed.
- K. A Unit's stairwell ledger board tops are unsealed and collecting water. Defer to pending Deck Inspections. No action.

- L. Board still seeking Prop. Mgmt. Company. VP made a motion to hire pending a final meeting, P seconded, adopted 5-0.
- M. SB 326 State required deck inspection Vendor bids/selection. "Focused Insp. Group" (Alex) pending bid. - Focused Insp. Group has not responded regarding the bid. Board will move on with initial Bid proposal discussed at a previous meeting. S motion to adopt Deck inspector bid 4 hours for 2,500. Seconded by ML. Vote 5-0
- N. Sidewalk repair project, completed
- O. A Unit requests termite repairs and warped water heater door addressed. No Action.
- P. A Unit reported a patio crack. Need to get a root mitigation bid. No Action.
- Q. 2 Units reported Termite damage. Repairs completed, final paint pending, need bids.
- R. Tree trimming, no action.
- S. A Unit received auth to perform a replacement-in-kind of 1 broken window. Completed.
- T. Info Item: Board took unanimous action on 3-31-22 (per CC&R 3.7.3.7.6) to add \$750 expense for add'l work on previously approved repairs to sidewalks. (Item N) Completed.
- U. (*Overlooked Agenda Item) Info Item: Board took unanimous action on 4-12-22 (per CC&R 3.7.3.7.6) to add \$415 expense for MFK to complete final painting of previous Termite Repairs on a unit while MFK completed their deck repairs.

VII. NEW BUSINESS:

- A. Annual Reports - Unavailable

VIII. SELECT DATE FOR NEXT MEETING: April 28, 2022 @ 6pm.

Adjourn @ 8:15PM