

HOA Board of Directors Meeting Minutes (Draft)
July 21, 2022 @ 6pm

I. CALL TO ORDER – 6:04PM

II. ROLL CALL OF DIRECTORS

Four board members present: Pres. (P) Bernardo, Secretary (S) Jorge, Treasurer (T) Tina, and Mbr at Large (ML) Claudia.

Also present: X Owners Unit # 17

Also present: Consensys Prop. Mgmt. (PM): Monica.

III. READING/APPROVAL OF LAST MEETING MINUTES

T read minutes, motion to approve by S, ML seconded, approved 4-0

IV. OPEN FORUM

- A. Resident from Unit 17 shared that the lights around Unit 15/17 are not working properly. Resident says he changed light bulb and it still wasn't working and thinks it might be a circuit breaker. Resident also mentioned the hinge is broken on back garbage bin letter D.
- B. The same resident suggested the HOA use clove for instead of grass for grassy areas. He claims that it uses %75 less water, doesn't turn yellow when pets urinate on it, and only needs to be mowed once a month.
- C. Unit 58 slab leak was repaired but dry wall has not been repaired. Owner is unsure who will replace the dry wall. PM said she would find a vendor for these repairs.

V. FINANCIAL / MISC. REPORT(S)

- A. Operating account \$61,577.62
- B. Reserve Fund \$51,705.30
- C. PM brought up the fact that we have too much under the operating account and not enough in reserves.
- D. PM will go back to the office to confirm we have 61,000 in the operating account and transfer 30,000 into reserves to be in compliance.

VI. OLD BUSINESS

- A. A Unit's main north deck overhead 17-foot beam repair/replacement. PM has proposals and will send them out to the board and present them to the owner to decide.
- B. A Unit's stair joist repair still needs corrective work. P Motion to move ahead with stair repairs while still seeking refund from Arenas pending invoice is located, 2nded by S, approved 4-0
- C. 3 Units termite repairs are completed, but still need final painting. Board will table discussion on painting for now and move forward with a termite solution for the whole complex. Motion by ML put forward for hiring an annual termite control program from Vendor "Accurate" for \$5950yr, seconded by S, approved – 4-0.
- D. Board election preparations. Call for candidates' forms will go out 1st of Sept from the HOA Election guys.

- E. Rules and Regs Review. PM suggested HOA have the proposed changes reviewed by dedicated HOA layer. Board will consider scheduling a meeting on Monday via zoom to meet with layer who has a \$850 retainer. ML will also suggest items related to ducks.
- F. SB 326 State required deck inspection Vendor bids/selection. Still gathering add bids. No action
- G. A Unit requests termite repairs addressed. (RE: water heater door: see Item M.) – See item C for complex wide termite solution.
- H. A Unit reported a patio crack. PM will talk to landscaping to remove tree.
- I. Annual reports. Still pending. T motions to hold off on the annual report until November, seconded by P and approved 4-0 approved.
- J. Security concerns with perimeter fencing disrepair of adjoining complexes. A car and a bike were stolen in May. PM will seek bids for single camera installation in the front lot using existing HOA equipment.
- K. Duck mitigation at pool. PM says that maintenance will place chicken wire below ground and remove the green net around the pool.
- L. Reserve Study Status update. T motion to approve Strategy vendor Reserve Study, seconded by ML, approved 4-0.
- M. Auxiliary Door Survey, complex-wide, including Owner's Aux. doors and HOA Utility Closets. PM said Monday we will receive a proposal.

VII. NEW BUSINESS

- A. A unit's ceiling shows some mold and a possible leak. The washer drainpipe was clogged. Need estimates for repairs above and below – PM will get maintenance to fix it.
- B. Board took unanimous action on July 15 to hire a new vendor for stream, tree trimming, and landscaping – Done
- C. Switch planned front lot security camera to pool area – PM will seek proposal for chaining furniture to prevent people putting them in the pool for ducks.
- D. Slab leak emergency repair – Unit 58 – Completed
- E. Entry stair hand railing (iron) is corroding away and hazardous to touch. Maintenance will be sent out.
- F. Lottery proposed for East parking spaces. Discussion tabled until next board meeting.
- G. PM - New Business – PM proposed budget with \$40 increase. Board declined budget and increase.
- H. Units complained of a single unit responsible for nuisance animal noise, pet waste litter, loud music/tv and drug use affecting other units – Board will follow appropriate actions outlined in CcandR's.

VIII. CONFIRM DATE FOR NEXT MEETING

Thursday, August 18, 2022 @ 6PM (Potential change to Monday)

Motion to adjourn by ML, 2nd by P, none opposed. Adjourned @ 8:15 PM