

HOA Board of Directors Meeting Minutes (draft)
June 16, 2022 @ 6:00pm

I. CALL TO ORDER – 6:06 PM

II. ROLL CALL OF DIRECTORS:

Four board members present: Pres. (P) Bernardo, Vice Pres. (VP) Keith, and Mbr at Large (ML) Claudia.
Also present: X Owners Unit #'s 17 & 27
Also present: Consensys Prop. Mgmt. (PM): Monica.

III. READING/APPROVAL OF LAST MEETING MINUTES

VP read minutes. Motion to approve by VP, P Seconded, Approved 3-0 w/ date change corr. of next mtg

IV. OPEN FORUM

- A. Unit 17 entry stairwell hand railing (iron) is corroding away and hazardous to touch.
- B. HOA Mbr. passed away, Unit 21.
- C. Lottery proposed for East parking spaces.

V. FINANCIAL / MISC. REPORT(S)

- A. \$11,889 – Prior Mgmt. Receivable – Op Account
- B. \$64,297 - Prior Mgmt. Receivable Replacement
- C. \$24,175 Accounts Receivable – Members' dues – Owed to HOA
- D. Total Assets \$107,738
- E. Financial Report motion to approve will be deferred during transition.

VI. OLD BUSINESS

- A. A Unit's main north deck overhead 17 foot beam repair / replacement. PM has not contacted Owner yet. Extend to July 9 decision to allow for 10- day Notice. NoAc
- B. A Unit's stair joist repair still needs corrective work. In dispute status. PM has not yet located Arenas invoice, but PM has confirmed Consensys has file box from M3.
- C. 3 Units termite repairs are completed, but still need final painting.
- D. Board election preparations update. Call for Candidates is pending.
- E. Rules and Regs Review. PM will have Consensys have their legal staff.
- F. SB 326 State required deck inspection Vendor bids/selection. Still gathering add'l bids.
- G. A Unit requests termite repairs addressed. PM has not yet gotten bids (RE: water heater door: see Item N.)
- H. A Unit reported a patio crack. Need to review bids and coordinate w/ tree trimming. NoAc
- I. Tree trimming. Motion to approve Precision for \$7,950 for stream adjacent tree trimming. PM will seek possible \$600 discount as well. Bid also requested for spot urgency trimming.
- J. Annual reports. Still pending w/ PM.
- K. 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 front lot using existing HOA equipment.
- L. Duck mitigation at pool. PM will ask Wildlife Eradication Vendor for options. Board will install Anti-duck reflective tape.
- M. Reserve Study Status. Due to 2 Board mbrs absent, Board will defer decision for vendor selection for possible between mtg unanimous action.
- N. Auxiliary Door Survey, complex-wide, including Owner's Aux. doors and HOA Utility Closets. Still in progress by PM.
- O. Standing water at the east side of the pool/possible creek leak. Awaiting Aqua Life Ponds inspection to occur. Notice of Unanimous Action signature page was furnished to PM.
- P. Slab leak emergency repair update. Final expense amount still pending

Q.

R. Executive Session immediately following General Meeting to discuss:

1. Delinquency Review
2. Violations Review

VII. NEW BUSINESS

- A. Animal Noise Complaint. Vote 3-0 to approve PM sending Violation Warning Letter (Draft was received by Board via email)
- B. Pool Vendor Consideration. Vote 3-0 to terminate Marco Polo and hire SDS for pool & spa. New stream vendor will be pending Aqua Life Ponds inspection and assessment.
- C. HOA Shed for HOA equipment. No action.

VIII. CONFIRM THE DATE FOR THE NEXT MEETING

- A. The next meeting will be on Thursday, July 21, 2022, @ 6 PM

Motion to adjourn by VP, 2nd by P, none opposed. Adjourned @ 8:48 PM