

## HOA Board of Directors Meeting Minutes

August 15, 2022 @ 6pm

- I. **CALL TO ORDER:** 6:05PM
- II. **ROLL CALL OF DIRECTORS.** Four board members present: Pres. (P) Bernardo, V Pres (VP) Keith, Secretary (S) Jorge, Treasurer (T) Tina,  
Also present: X Owners Unit # 34  
Also present: Consensus Prop. Mgmt. (PM): Monica.
- III. **READING/APPROVAL OF LAST MEETING MINUTES**  
T read minutes. Motion to approve by S, 2nd by P, Approved, 4-0
- IV. **OPEN FORUM**
  - A. Resident is concerned that a Loud Pool party past 10PM this past weekend. Details are pending.
  - B. Resident complains that people don't clean up after their dogs in the visitor parking area there already is a sign.
- V. **FINANCIAL / MISC. REPORT(S)**
  - A. Operating account - \$61,577.62
  - B. Reserve Fund – \$51,705.38
  - C. Tina will follow up with Monica about the 30000 to the reserves to be in compliance.
- VI. **OLD BUSINESS**
  - A. A Unit's main north deck overhead 17-foot beam repair/replacement - Got proposal HOA will review.
  - B. A Unit's stair joist repair still needs corrective work. – Maintenance has not completed this task.
  - C. Entry stair hand railing (iron) is corroding away and hazardous to touch - Maintenance has not completed this task.
  - D. Rules and Regs Review tabled until next month's meeting.
  - E. SB 326 State required deck inspection Vendor bids/selection. Bids have been received, board member will review and make a decision with a lawyer.
  - F. A Unit reported a patio crack – PM will work on getting Precision Landscaping company to remove tree.
  - G. Security concerns – P, VP and S will install it. (Proposal for patrolling the area PM will send) will look into Sim card camera and subscription.
  - H. Duck mitigation at pool – Fishing wire will be posted after tree trimming so that it's not cut. PM will send both proposals.
  - I. Reserve Study Status update – Just paid, so they will be starting soon.
  - J. Auxiliary Door Update – Receiving proposals, board will review
  - K. A unit's ceiling shows some mold and a possible leak. The washer drainpipe was clogged. Unit 38/5 – They're coming out on Friday to drywalling and fixing.
  - L. A unit's hearing is pending.
- VII. **NEW BUSINESS**
  - A. Tree Trimming and Landscaping Update
  - B. Stream Update – Vendors will start repairing cracks in the creeks before refilling with water.
  - C. Board election preparation is underway. Notice will be sent out soon.
  - D. Lottery for East parking spaces. – we must establish liability rules. P put forth Motion to approve Lottery for East parking spaces, with liability and rules for enforcement to follow, seconded by VP. 4-0 approval.
- VIII. **CONFIRM DATE FOR NEXT MEETING** – September 19<sup>th</sup> @6PM