

HOA Board of Directors Meeting Minutes  
September 19, 2022 @ 6:00pm

**I. CALL TO ORDER – 6:04 PM**

**II. ROLL CALL OF DIRECTORS:**

Board members present: Vice Pres. (VP) Keith, Treasurer (T) Tina and Mbr at Large (ML) Claudia.

Also present: 1 Owner, Unit #47

Also present: Consensus Prop. Mgmt. (PM): Monica (Stacey arrived shortly after mtg started)

**III. READING/APPROVAL OF LAST MEETING MINUTES**

ML read minutes. Motion to approve by T, VP seconded, Approved 3-0

**IV. OPEN FORUM**

A. Owner questions: Lottery space location / Election timeline / Tree trimming / Why duck mitigation if no ducks / Said ducks are being “killed” & that’s a \$10k fine (no evidence offered). Discussion only: no actionable items.

**V. FINANCIAL / MISC. REPORT(S)**

A. \$17,634 – Oper. Account

B. \$68,150 - Reserve Account

C. \$5,111 Accounts Receivable – Members’ dues – Owed to HOA

D. \$19,917 - Still w/ Prior Mgmt Company

E. Total Assets \$128,560

**VI. OLD BUSINESS**

A. A Unit’s main north deck overhead 17-foot beam needs repair/replacement. Board reviewed Bid from 24 HRC for beam and extra work (deck related) for \$6,802. Board did not want to engage in deck work and asked for reduced bid not to exceed \$5k only to address the beam. Approved 3-0. (Per PM/Owner emails, Owner will pay 50% of repair expenses).

B. A Unit’s stair joist repair still needs corrective work. Outsource approved 3-0 to get bid and follow up dispute status against Arenas Painting.

C. A Unit’s entry stair hand railing (iron) is corroding away and hazardous to touch. Quick fix w/ Maint pending full repair. Approved 3-0.

D. Rules and Regs Review: Atty Bill Curry, of Whitney Petchul (Lake Forest) joined via video. Info: \$315/Hr. for Individual Svcs or \$850/Yr on retainer which includes 1 free mtg & \$295/Hr rate.

Discussion: extra legal issues are expected to arise in the near future. Approved 3-0 to retain svcs.

E. SB 326 State required deck inspection Vendor bids/selection. Board will submit bids to Legal Staff upon recommendation of Consensus. Approved 3-0.

F. A Unit reported a patio crack. Pending tree removal, potential for no charge by Vendor per PM.

G. Tree Trimming (more than around creeks). Pending updated bid.

H. Annual Reports. Templates submitted by PM for Board review.

I. Security concerns, Complex perimeter double walls give access / 2nd Camera install. No updates.

J. Duck mitigation at pool. Improved access denial barrier scheduled for install this week (9/19).

Janitorial bid requested for trash and power washing deck.

K. Reserve Study Status. "Strategic Reserves" doing on-site study, 8-wk turnaround.

L. Auxiliary Door Survey: Site walk 9/21

M. Elections: continuing progress. Nominations deadline of Oct. 2.

N. A unit’s ceiling shows some mold and a possible leak: Repaired/Closed Item

O. A unit’s disciplinary hearing is pending. Cert. Mail returned unclaimed. Request for vol. Dates via email.

P. Parking Space Lottery: Decisions: 4 mos rotation, \$30/Mo fee, 1 space max/Unit, \$30 Tag replacement fee, \$50 Fine IAW existing Fine Schedule for abuse/misuse.

Q. Stream Repairs: Electrical work on panels pending, scheduled to start this week.

R. Executive Session

1. Delinquency Review
2. Violations Review: Cert. Mail returned unclaimed. Request for vol. Dates via email.
3. Third Party Contracts: Property Management

**VII. NEW BUSINESS**

A. Complaint about unfinished work after repairs (painting) at three different units. Owners possibly showing units for sale are adversely impacted. Motion to approve finishing paint job(s) by ML & 2nd by TR, Approved 3-0. PM Maint will handle.

**VIII. CONFIRM THE DATE FOR THE NEXT MEETING**

A. The next meeting will be on Monday, October 17, 2022, @ 6 PM

Motion to adjourn by TR and seconded by VP, adjourned @ 8:15PM