

**DEL CORONADO SANTEE TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 28, 2017
MINUTES**

Meeting of the Board of Directors of the Del Coronado Santee Townhomes HOA was called to order by the Association President Carol Anne De Mars at 6:33 p.m.at the home of 10655 Prince Carlos Lane.

Directors Present: Carol Anne De Mars President
Jim Johnson Vice President
Donna Knapp Secretary
Chris Bales Treasurer

Also Present: Jenny Julian Community Manager

OPEN FORUM

No homeowners were present

MINUTES

The Board reviewed the Open Session Meeting Minutes of 9/26/2017 and upon a motion made, seconded and carried, the Board approved the Minutes as presented for filing.

The Board reviewed the Executive Session Meeting Minutes of 9/26/2017 addressing the review of unit owner correspondence, review of the violation log and collection matters. A motion was made, seconded and carried to approve the Minutes as presented for filing.

FINANCIAL REPORT

Period Ending October 31, 2017

The Board reviewed the Financial Report for period ending 10/31/2017. The Operating Account balance is \$6,801.84. The Reserve Account Balance is \$560,131.58 The Accounts Receivable Balance is \$15,882.81 Total income for this period was \$35,467.23 with expenses of \$24,086.57 Total assets for this period is \$566,933.42 Upon a motion made, seconded and carried, the Financial Report was approved as submitted to be filed pending independent financial review.

UNFINISHED BUSINESS

Landscape

The Board is still waiting to obtain a bid from Tony for the tree trimming and removal. Once a bid is received then Management will obtain other tree bids. The Board also reviewed a quote from Tony that included the following. Upon a motion made, seconded and carried, to approve the bid from Greenridge Landscape.

- 5 Flats of Ivy installed on the Magnolia slope to hide PVC pipe.
- Move irrigation sprinkler to water the top area and cover new plant material.
Cost : \$150.00
- Drain swale/neighbor fence slope enhancement on King Phillip to help mitigate erosion and add to curb appeal for this street.
- Install 7 / 5 gallon Acacia Rodolens mid slope.

- Install 9 / 5 gallon Pittosporum along sidewalk.
- Install extension of drip to water plant material.
Cost: \$ 675.00
- Install 7 yards of mulch to cover tubing
Cost: \$595.00
Sub Total: \$1420.00
- Install 17 yards per map.
Cost: \$1445.00

Total: \$2865.00

Pool

The Board reviewed a proposal from Personal Touch Janitorial to clean all patio furniture and pool deck. The Board denied both proposals. Aqua Specs will scheduled the pool refinishing in February.

Maintenance

The board discussed the problem with the dumpster area and people leaving large items and other people using the dumpster that don't live in the complex. Management recommended to obtain bids for a trash enclosure and order some signs to post at the dumpster areas "NO DUMPING ALLOWED" .

EXECUTIVE SESSION SUMMARY:

Violations:

The Board instructed Management to send letters to the following units.

Delinquency/Collection status:

The Board reviewed the delinquency report. moved to approve the delinquency report as submitted. Jim seconded the motion. Vote was all ayes; motion carried.

ADJOURNMENT

With no further business to come before the Board and upon a motion made, seconded and carried, the meeting was adjourned at 7:20p.m.

Cade Mars

President

Jan 23, 2018

Date