

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 16, 2019
MINUTES**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:33 p.m. in the home of 5715 Baltimore Drive #89

Directors Present:	J.B. Harrington	President
	Ginny Bolster	Vice President
	Richard Corio	Secretary
	Linda Pierce	Treasurer
	Michael Michalski	Director

Also Present: Joseph G. Apparito, CCAM Community Manager
Four (4) Unit Owners

OPEN FORUM

Members were free to speak on any matter of interest to the Community. Members were present to discuss vehicle parking guidelines, maintenance and rules & regulations. All questions were answered to the full satisfaction of all present.

MINUTES

The Board reviewed the Open Session Meeting Minutes of 12/19/2018. A motion was made, seconded and carried to approve the Minutes as presented.

FINANCIAL

Period Ending December 31, 2018

The Association President provided a written summary of the operating account and reserve account balances for this period. The operating account balance is \$117,238. The reserve account balance is \$983,187. The accounts receivable balance is \$13,639. Operating income was \$49,566 with expenses of \$34,122. The total assets for this period is \$1,124,102.20. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Assessment Lien Approvals

A motion was made, seconded and carried authorizing that a Lien be recorded against the property with Assessor Parcel Number 464-020-27-58 in the event payment is not received by the deadline imposed in the Notice of Intent to Lien.

COMMITTEE REPORTS

Architectural

Unit 67: The owners requested approval to replace all windows on their unit with the correct espresso colored trim and like for like in size and design. A motion was made, seconded and carried to approve the request as submitted.

Landscape

A walk-thru inspection of the Community is conducted monthly on the 1st Wednesday of each month. A landscape inspection punch list dated 1/2/2019 was provided to the board for their review and instruction for any action needed. The list will be at each successive walk-thru to verify all work has been completed or if further action is needed. The landscapers are in process of renovating the sloped area to the north of units 121 and 132.

Maintenance

A maintenance list of pending items dated 1/2/2019 was provided to the Board by Management for review. The list is reviewed at each successive walk-thru inspection to determine if items have been completed or if further action is needed. Several of the pending items have been verified to be completed. Concrete steps leading up to all courtyards, etc. throughout the community have a 2” wide white strip painted on them to enhance safety when dark.

UNFINISHED BUSINESS

Damaged Fence Replacement

Much of the chain link fencing along the north – northeast side of the property has become damaged. Fred’s Fencing is in process of extending the black wrought iron picket fencing on that side of the property an additional approximately 110 feet to replace a damaged portion of the chain link fencing. The new iron fencing will be 7’ tall and have 45 degree curved pickets at the top.

NEW BUSINESS

Tree Maintenance 2019

The Board reviewed competing proposals to trim and remove trees throughout the community. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Green Horizons Tree Service for a cost of \$20,965.00. Notices will be posted once work has been scheduled.

Vehicle Parking

Management shall notify the entire board when a parking permit is issued so all are aware.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded and carried, the meeting was adjourned to the Executive Session at 7:42 pm to review Correspondence, review the Violation Log and review the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 2/20/2019