

**MINUTES OF THE MISSION MARTINIQUE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD FEBRUARY 19, 2019**

The Open Session Board Meeting was called to order by Association President Anthony Bowler at 5:30 p.m. The meeting was held at the pool area on site in Santee, CA 92071.

Directors Present:	Tony Bowler	President
	Donna Appelquist	Vice President
	David Carruthers	Secretary
	Mike Allen	Treasurer
	Charles Nerad	Member @ Large

Also Present: PJ Chandler, CCAM, CMCA Community Manager

OPEN FORUM

There were five homeowners present.

A representative from the development across from Caribbean Way was present to discuss the SDG&E easement they needed from the Association. He also went on to present to the Board an opportunity to have Arly Court closed off so that the only entrance and exit the property would be on Crossway Court. In addition, the representative indicated that they would also repair the street and the drainage to prevent it from pouring down Caribbean Way onto Arly Court and flooding the units around this area.

The homeowner from unit 23 was present to inquire as to what the Association could do to address the camper that has been parked right outside her patio on the adjacent property. This was her view from her patio and she wanted to have it moved.

The homeowner from unit 76 was present to request the Association begin planting trees to replace trees that have been removed over the years. Management was asked to review the landscape plan from Heritage to ensure that trees are included.

The homeowner from unit 9 was present to inquire about the status of the repairs going on at unit 10. She shares a common wall and wanted to make sure that none of the water intrusion or subsequent water proofing would impact her unit.

The homeowner from unit 28 reported that her balcony appeared to have cracking on her bottom rail. Management was asked to have ProTec come out and as well as to repair her stairway stringer and the rain gutter over her unit which she indicated is draining onto her stairway making it very slippery when it rains.

The homeowner from unit 23 was present to request a second handrail and to inquire about the dog in her neighbor's unit barking all night long. She also went on to request that the elephant ears under the stairwell be removed as it is once again overgrown into the stairway.

MINUTES

The Board reviewed the minutes of the January 15, 2019 Open Session Meeting and upon a motion made, seconded and carried, the Board approved the minutes as amended.

FINANCIAL REPORT

The Board reviewed the Financial Report for the period ending January 31, 2019. It was noted that as of January 31, 2019 the Association had the following:

Total Assets:	\$170,149.85
Operating Account:	\$36,073.44
Reserve Account:	\$83,236.15
Accounts Receivable:	\$50,840.26
Income:	\$26,243.17 (Includes pre-paid income in the amount of \$8,824.27)
Expenses:	\$23,036.94

Year to Date Income:	\$26,243.17
Year to Date Expenses:	\$23,036.94
Net Gain / Loss:	\$3,206.23 (Gain)

- A. Liens; ... The Board reviewed the following accounts at the lien stage of the collection process.

COMMITTEE REPORTS

- A. Architectural; ... It was noted that there were no applications for the Board to review at this time.
- B. Maintenance; ... The Board reviewed the maintenance log for the month of February.
 - 1. Pro-Tec Invoice; ... The Board reviewed the most recent invoice and breakdown. Mike made a motion to obtain proposals for maintenance; the motion was seconded; motion carried.

Management was reminded to obtain proposals for an alternative maintenance company.

- C. Landscape; ... It was agreed to table until the March meeting when Jon would be present to provide update. It was noted that the landscapers needed to remove their equipment from the storage room out at the pool.

UNFINISHED BUSINESS

- A. Asphalt Proposals; ... The Board reviewed the proposals for asphalt repairs and slurry seal.
- B. Balcony & Trex Repairs; ... It was agreed to hold over until executive session.
- C. Unit 10; ... The Board reviewed the proposal submitted for the additional water proofing off the patio at unit 10. Management was asked to obtain competitive proposals for the Board to review at the March meeting.

NEW BUSINESS

- A. Maintenance Contract; ... The Board reviewed the proposals for maintenance and janitorial services. A motion was made and seconded to approve Personal Touch Cleaning & Maintenance, Inc. A motion was made and seconded to approve this proposal.

NEW BUSINESS (cont.)

B. Pool Resurfacing; ... It was agreed to table until the March meeting.

C. Association Website; ... There was a brief discussion regarding the website and keeping updated information posted.

ADJOURNMENT

The next meeting was scheduled for Tuesday, March 19, 2019. With no further business to come before the Board, upon a motion made, seconded and carried, the meeting was adjourned at 6:52 pm.

Secretary

Date