

DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 15, 2018
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 6:30 p.m. in the home of 5715 Baltimore Drive #72

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

OPEN FORUM

Members were free to speak on any matter of interest to the Community. One unit owner was present for a scheduled hearing.

MINUTES

The Board reviewed the Open Session Meeting Minutes of 7/18/2018. A motion was made, seconded and carried to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of 7/18/2018 in which the Board reviewed Unit Owner Correspondence, reviewed the Violation Log and reviewed the Collection File. A motion was made, seconded and carried to approve the Minutes as presented.

FINANCIAL

Period Ending July 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 \$98,300. The reserve account balance is \$947,136. The accounts receivable balance is \$12,851. Operating income was \$47,969 with expenses of \$50,970. The total assets for this period is \$1,056,565. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

2018 Draft Reserve Study

The Board reviewed an amended draft 2018 Reserve Study prepared by Barrera and Company. The report provides the reader with information on the current status of the reserve fund and a stable and equitable funding plan to offset anticipated future major capital expenditures. The report indicates that the Association is approximately 79.9% funded at this time. A motion was made, seconded and carried to approve the draft 2018 Reserve Study as submitted.

Assessment Lien Approval

A motion was made, seconded and carried that the Board authorizes Kriger Law Firm to record a Lien on the property with Assessor Parcel Number 464-020-27-38 in the event payment is not received by the deadline imposed in the Notice of Intent to Lien.

COMMITTEE REPORTS

Architectural

Unit 145: The owner requested approval to replace 3 windows and 2 sliding doors. After review and discussion, a motion was made, seconded and carried to approve the request with condition that the trim must be a dark bronze or charcoal like all others and like for like in size and style.

Landscape

A walk-thru inspection of the Community is conducted monthly on the 1st Wednesday of each month. A landscape inspection punch list dated 8/1/2018 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 Board approved several landscape improvement proposals as part of the operating budget.

Maintenance

A maintenance list of pending items dated 8/1/2018 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. The steps leading into the pool will be inspected for any maintenance needed. No further action was taken or needed at this time.

UNFINISHED BUSINESS

Proposed Amended Rules

The Board has spent the past several months reviewing the rules for any suggested or needed amendments. The Board and management reviewed the proposed amendments in detail. This item has been tabled to the next meeting for approval for distribution to the membership for a 30 day review and comment period prior to adopting.

NEW BUSINESS

Spa Fencing Extension

The Board reviewed competitive proposals to extend the metal picket fencing around the spa area. After review and discussion, a motion was made, seconded and carried to approve the proposal from Fred's Fencing as submitted for a cost of \$5,000.00.

Vehicle Towing Enforcement

Management has obtained an updated tow agreement form from Western Towing to include all of the current board members as authorized to tow from the community to enforce parking rules in the community. Towing guidelines will follow stated vehicle parking rules.

Patio Concrete Replacement

The Board reviewed a proposal from STP Masonry to replace the damaged patio slabs at units 44 and 56. After review and discussion, a motion was made, seconded and carried to approve the proposal as submitted for a cost of \$4,100.00.

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 8:43 pm to review Correspondence, review the Violation Log, review the Delinquent Account Report and hold Due Process Violation Hearings.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 9/19/2018