

**MINUTES OF THE MISSION MARTINIQUE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JANUARY 15, 2019**

The Open Session Board Meeting was called to order by Association President Anthony Bowler at 5:32 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.

The homeowner in unit 26 was present to report that she is still not receiving emails.

The homeowner from unit 9 was present to request that her reimbursement contract between her and the association be revised to reflect her legal name.

The homeowner in unit 28 was present to inquire about the pickets on her balcony getting repainted.

The homeowner from unit 23 was present to report that a mattress was left in the dumpster. She also went on to inquire about a couple of other issues including: new signs on dumpsters, signs to breakdown boxes, community communication and updates to the website.

Management was asked to update photos of the property for the website to reflect the new color scheme of the Association.

The homeowner in unit 76 was present to inquire about when her stairs would be repaired?

MINUTES

The Board reviewed the minutes of the November 20, 2018 Open Session Meeting and upon a motion made, seconded and carried, the Board approved the minutes as submitted.

FINANCIAL REPORT

The Board reviewed the Financial Report for both November and December 2018. It was noted that as of December 31, 2018 the Association had the following:

Total Assets:	\$172,545.63
Operating Account:	\$32,765.63
Reserve Account:	\$85,296.57
Accounts Receivable:	\$54,483.43
Income:	\$22,485 (Includes pre-paid income in the amount of \$9,559.27)
Expenses:	\$25,159.92

FINANCIAL REPORT

Year to Date Income: \$307,901.03
Year to Date Expenses: \$265,385.54
Net Gain / Loss: \$42,515.49 (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 months of December and January.
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 February 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; ... It was agreed to table until the easement agreement with SDG&E had been resolved.
- B. Balcony & Trex Repairs; ... It was agreed to hold over until executive session.
- C. Legal Proposals; ... The Board reviewed the proposals for legal counsel. Management was asked to obtain one additional proposal and to schedule an interview as soon as possible.

NEW BUSINESS

- A. Unit 10 Weatherproofing; ... The Board reviewed the proposals for the weather proofing of the exterior wall where water was able to come in during the rain storms in December. A motion was made and seconded to approve Altrait Construction in the amount of \$7,700. Management was asked to clarify the warranty information.
- B. Pool Resurfacing; ... It was agreed to table until the February meeting.

ADJOURNMENT

The next meeting was scheduled for Tuesday, February 19, 2019. With no further business to come before the Board, upon a motion made, seconded and carried, the meeting was adjourned at 6:09 pm.

Secretary

Date

