

Daybreak La Mesa Property Owners Association

REGULAR MEETING MINUTES

June 19, 2019

MEETING NOTICE: Upon notice given and received, a Regular Session of the Daybreak La Mesa Property Owners Association was held on June 19, 2019 at 6:30 PM in unit 89, on-site.

CALL TO ORDER: The Regular Session meeting was called to order at 6:30 PM.

ATTENDANCE:

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

Directors Absent: Vice President: Ginny Bolster

Others Present: Elle Alan and Wes Porter of PHOAC, Inc.
Three (3) Homeowners

HOMEOWNER FORUM:

Time was set aside for homeowners in attendance to present questions or concerns regarding the Association to the Board of Directors. No action was taken by the Board at this time.

EXECUTIVE DISCLOSURE:

The Board of Directors held executive session meeting immediately following the May 15, 2019 regular session meeting to discuss collections.

MEETING MINUTES:

May 15, 2019 Regular Session: Upon a motion duly made, seconded and unanimously carried, the Board approved the May 15, 2019 regular session meeting minutes, as submitted.

FINANCIAL REPORTS:

May 2019 Financials: Upon a motion duly made, seconded and unanimously carried, the Board accepted the May 2019 financial report, as submitted, subject to year-end review per civil code.

Delinquencies: The Board reviewed the current delinquency report. No action was taken at this time.

UNFINISHED BUSINESS:

Roof Replacement Review: The Board noted that Premier Roofing is scheduled to begin the roof project on July 8, 2019 and is anticipated to be completed by December 30, 2019. Two (2) buildings will be worked on at the same time. No action was taken by the Board at this time.

Vehicle Parking Enforcement: This time was set aside for the Board to review revising the current parking guidelines.

The Board unanimously agreed to table this matter until the next meeting for further review.

NEW BUSINESS:

Homeowner Correspondence/Requests: The Board reviewed a homeowner correspondence regarding a smoking nuisance as well as a homeowner request for stucco repair costs reimbursement.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the homeowners (unit 8) request for stucco repair costs reimbursement in the amount of \$1,935.00. No further action was taken by the Board at this time.

MANAGEMENT REPORTS:

Action List: The action list from the March 15, 2019 meeting was enclosed for Board review and information. No action was taken by the Board at this time.

Property Inspection: The June 5, 2019 property inspection reports from Heritage Landscape and Management were provided for Board review and information. No action was taken by the Board at this time.

Violation Report: The violation report showing all open/pending violations was enclosed for Board review and information. No action was taken by the Board at this time.

Maintenance Log: The current maintenance log showing all open/pending work orders was enclosed for Board review and information. No action was taken by the Board at this time.

NEXT MEETING DATE: The next meeting will be held on Wednesday, July 17, 2019 at 6:30 PM in unit 72, on-site.

ADJOURNMENT: With no further business to come before the Board, the Regular meeting was adjourned at 7:44 PM and moved directly into Executive Session to discuss collections/legal.

Respectfully submitted,


Board Secretary Signature

7-17-19
Date