

**MINUTES OF THE MISSION MARTINIQUE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 20, 2018**

The Open Session Board Meeting was called to order by Association President Michael Creekmore at 5:30 p.m. The meeting was held at the 8181 Mission Gorge Rd. Suite E, San Diego, CA 92120

Directors Present:	Michael Creekmore	President
	Joseph Soprano	Vice President
	Anthony Bowler	Secretary

Directors Not Present:	Michael Allen	Treasurer
-------------------------------	---------------	-----------

Also Present:	PJ Chandler	Community Manager
----------------------	-------------	-------------------

OPEN FORUM

There were six homeowners present.

The homeowners in unit 10 were present just to observe. They were new to the association and just wanted to see what the meetings were about.

One homeowner was present to report the dog in unit 27 was barking all night and keeping her neighbors up.

It was also reported that unit 22 appeared to have a leak coming from their unit.

The homeowner in unit 11 was also present to observe with no issues to bring before the Board.

MINUTES

The Board reviewed the minutes of the February 27, 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 February 28, 2018. It was noted that as of February 28th, the Association had the following:

Total Assets:	\$189,799.44
Operating Account:	\$5,424.41
Reserve Account:	\$163,781.48
Accounts Receivable:	\$20,593.55
Income:	\$23,035 (Includes pre-paid income in the amount of \$8,330.27)
Expenses:	\$26,065.23

Year to Date Income:	\$47,771.92
Year to Date Expenses:	\$49,119.42
Net Gain / Loss:	(\$1,347.50)

FINANCIAL REPORT

- A. Liens; ... It was noted that there were no accounts at this point in the collection process.

COMMITTEE REPORTS

- A. Architectural; ... The Board reviewed one architectural improvement application.
 - 1. Unit 37; ... Homeowner had previously submitted an application to replace her garage door. The application was rejected as submitted. The homeowner had submitted the additional detailed information the board had requested.
- B. Maintenance; ... The Board reviewed the maintenance log for the month of March.
 - 1. Action Item Tracker; ... The Board reviewed the action item tracker submitted by management to update on all pending matters.
- C. Landscape; ... Heritage Landscape, the new landscape company was present to provide a report on the condition of the irrigation and present his recommendations to the Board and membership.

UNFINISHED BUSINESS

- A. Balconies; ... The Board reviewed the proposal submitted by Pro-Tech Painting for the balcony repairs in the amount of \$27,240. Management was asked to obtain an itemized breakdown of labor and materials.
- B. Exterior Painting Project; ... It was noted that Pro-Tech had returned to the property and had addressed the pending items that had been reported in January. Management was asked to obtain written documentation that the debris from the power washing of the buildings was not permitted to just go into the storm drain and was disposed of properly.
- C. Trex Claim; ... Management noted that there was no new news with the Trex settlement at this time. They were still waiting on Trex to provide the details on how new material will be delivered and which balconies were going to be redone.
- D. Tree Proposal Breakdown; ... Management forwarded the breakdown of the information received by the tree companies. The proposal request only asked for a bid to clear buildings by 2' – 3'. There were no specific number of trees noted. It was noted that two tree companies had both indicated that it was a small project and there was not a lot of work needed to obtain the required building clearance and be in compliance with current fire code.

NEW BUSINESS

- A. Water Heater in Pool Building; ... It was noted that the water heater had been replaced and the appropriate earthquake strap installed in accordance with building code.

NEW BUSINESS(cont.)

- B. Trash & Recycling Signage; ... Management updated the Board on the status of the new signage for the recycling enclosures.

- C. Asphalt Proposals; ... Management reported that the request for proposal for resealing the asphalt had been sent out to several asphalt companies.

ADJOURNMENT

The next meeting was scheduled for Tuesday, April 17, 2018. With no further business to come before the Board, upon a motion made, seconded and carried, the meeting was adjourned at 6:25 pm.

Secretary

Date