



Casa del Cielo HOA Board Meeting – Oct 28, 2018

PRESENT: Debra Castro, Barry Bader, Robin Silberman, Doug Clark

ALSO PRESENT: Randy Vogel, Frieda Vogel, Leslye Lebakken, Ron Lebakken, Barbara Gould, Ken Huettl

Call to Order: President Castro called the meeting to order at 10:30 a.m. at the home of Leslye Lebakken due to pool closure.

Approval of Minutes: Motion by Silberman, 2nd by Clark, to approve the minutes of April 8, 2018. Approved unanimously.

Finance: Financials were supplied to the Board over the summer (May-Sept). Treasurer Clark provided a Financial Review for nine months ended Sept 30, 2018 (attached).

- Total revenue were \$167,076 compared to a budget of \$165,535.
- G & A expense was over budget by \$4944. 40% of the overage was due to unbudgeted Professional (CPA), legal and Office Supplies. Additionally, a Reserve Study consultant was hired and half the fee was paid in Sept (\$882)
- Overall utility expenses were \$722 over budget.
- Capital Expense improvements for the pool totaled \$29,399. This has resulted in a net loss of \$9344 which is under budget of \$15,445.
- Total Equity at Sept 30, 2018 was \$124,705 vs \$130,003 at Sept 30, 2017.
- It should be noted that several Grounds invoices have not been submitted as yet.

Motion by Banyon, 2nd by Bader to approval financials as presented. Approved unanimously.

Clark advised that an outside CPA review will be done this year. The next full audit will be done 2020.

Clark presented an overview of the Reserve Study (attached). Hard copies will be provided once they are received. He also advised the invoice will be 10% less because the report was received beyond the promised due date.

Per the Reserve Study, there are approximately \$50,000+ in items that will need attention in 2019.

This discussion will be discussed further at next month's meeting.

Pool: Poor Chair, Lebakken, advised the pool has completely drained due to a large leak. The pool has been closed and tape has been put up to keep people out. Lebakken will have more details on the leak issue after Wednesday and will advise.

Lebakken advised a new clock has been hung in the pool area. She also noted that dog walkers continue to throw their pet waste into the pool area. The waste cans were moved away from the entrances in hopes that people would recognize they should not be putting waste in the cans. However, instead now they just throw it into the pool area. It was suggested that we consider installing cameras in the pool area. Lebakken also advised that the lights at the entrances are burned out. Vogel will advise Mauricio. The lights in the pool are also not working properly. The colored lights are the issue. Lebakken will get the pool lights changed back to white lights only. There may need to be some additional electrical work done.

The Board extended "thank you" to the Lebakkens for their time in continuing to deal with all of the pool issues.

Architectural Control: Acc Chair, Bader, reported that Desert Villa is behind schedule several weeks due to fall rains/flooding. There was an in depth discussion regarding current service with Desert Villa. We rely totally on Landscape Chair, Vogel, to oversee and supervise that relationship. It was suggested that Randy seek other bids on select areas of the landscaping job to ensure that we keep up with the work and to consider bidding the complete landscaping project since that has not been done in a very long time. It was also suggested that Mauricio be invited to attend the Landscape discussion at one of our board meetings. We will rely on Vogel's judgement handling this.

Bader reviewed the ACC Activity Log (attached).

Bader indicated the HOA recently reviewed the maintenance of large trees. The current policy states there must be a reason to remove a tree – diseased, landscape problem. The question that has come up is “should HOA be more proactive with large trees?” There were several large trees that came down during the recent storms. Vogel indicated that we are getting on a more regular cycle for trimming/thinning trees.

Motion by Bader, 2nd by Banyon, that the HOA pay the homeowner's deductible (to a max of \$1000) on trees maintained by CDC that are lost due to a storm.

After further discussion, the motion to table this motion was made by Clark and 2nd by Silberman.

Bader advised there were several complaints over the summer regarding bulk trash/brush pickup being left curbside for long periods of time. It was noted that the City was running 3 weeks late this past July. We are in Area 1 and the pick up dates are listed on the city's web site. CDC will be the same as SR – the Wednesday before pickup. Banyon will include in next Bulletin.

Landscape: Landscape Chair, Vogel, presented a detailed breakdown of services provided from May – October outside the usual landscape maintenance contract. They included:

- Resodding front lawn at 10084 Calle de Cielo in response to homeowner complaint
- Topping and thinning 11 Eucalyptus trees
- Sprinkler and drip line repairs
- Trimming, thinning and/or skinning 36 palm trees and 14 other trees
- Repairing storm damage to four trees and three limbs
- Responding to at least 40 home owner calls concerning lawns, irrigation leaks, storm damage vegetation. questions, etc.

Property Management: Silberman reported that she received eight proposals and narrowed down to three the companies we should consider. After completing reference check, she has now narrowed it to two companies. A brief overview of the companies was provided. Silberman was asked to schedule an interview session in December.

Next Meeting: December 2, 2018 10:30 am at the pool

Meeting adjourned at 12:35 pm

Respectfully submitted,

Hilda Banyon, Secretary