

**DEL CORONADO SANTEE TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 27, 2018
MINUTES**

CALL TO ORDER

Meeting of the Board of Directors of the Del Coronado Santee Townhomes HOA was called to order by the Association President, Carol Anne De Mars at 6:34 p.m.at the residence of 10655 Prince Carlos Lane.

Directors Present:	Carol Anne De Mars	President
	Jim Johnson	Vice President
	Chris Bales	Treasurer
	Donna Knapp	Secretary
	Tom Collier	Member at Large
Director Absent:	Jim Johnson	Vice President

Also Present: Lynn Robbins, CCAM Community Manager, PHOAC Inc.

EXECUTIVE SESSION SUMMARY:

- A. The Board reviewed the inspection/violation report and instructed Management to send letters.
- B. The Board reviewed the delinquency report and approves the delinquency report as submitted.

OPEN FORUM

No homeowners were present

MINUTES

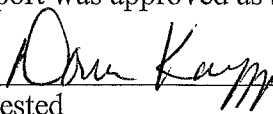
The Board reviewed the Open Session Meeting Minutes of 1/23/18 and upon a motion made, seconded and carried; the Board approved the Minutes as presented for filing.

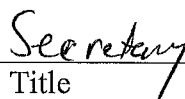
The Board reviewed the Executive Session Meeting Minutes of 11/23/18 addressing the review of unit owner correspondence, review of the violation log and collection matters. A motion was made, seconded and carried to approve the Minutes as presented for filing.

FINANCIAL REPORT

Period Ending February 28, 2018

The Board reviewed the Financial Report for period ending 1/31/2018 and 2/28/18. For the period ending 2/28/18 the Operating Account balance was \$10,504.16. The Reserve Account Balance is \$570,253.63. The Accounts Receivable Balance is \$12,730.65. Petty Cash had a balance of 200.00 and Pre Paid Income totaled \$8,803.79. Total assets for this period were \$593,693.44. Total income for this period was \$25,499.46 with expenses of \$21,432.95, resulting in an operating net gain of \$4,066.51. Pest Control and Lighting were over budget and the Gas and Electric was over budget by \$156.00. Upon a motion made, seconded and carried, the Financial Report was approved as submitted to be filed pending independent financial review.

Attested 


Secretary
Title


Date

UNFINISHED BUSINESS

Pool

Management reported that Aquapecs had completed the pool resurface project. The Board will inspect the work and provide management a report on their inspection.

MAINTENANCE

The Board reviewed the maintenance report of items performed since the last meeting and no further action were taken.

NEW BUSINESS

- A. The Board reviewed the proposal from Sully-Jones for the roof and gutter cleaning. After review and discussion the Board directed management to have Sully-Jones revise the proposal to only bid on the gutter cleaning and not roof inspection as it was done last year.
- B. The Board reviewed and discussed the 2018-2019 Draft Reserve Study as provided by Barrera and Company. Upon a motion made, seconded and carried the Board voted to approve the 2018-2019 Draft Reserve Study as written and provide the report to the membership.
- C. The Board reviewed and discussed the 2018-2019 Draft Budget as provided by management. Upon a motion made, seconded and carried the Board voted to approve the 2018-2019 Draft Budget as written with a \$10.00 increase bringing the monthly assessment to \$220.00. It will be distributed to membership.

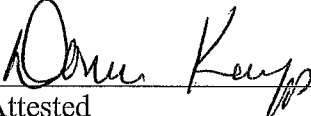
COMMITTEE REPORTS

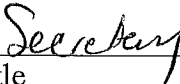
Landscape

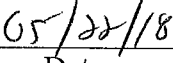
- A. The Board reviewed a proposal from Greenridge Landscape for the removal of the rosemary shrubs, root system and to install 20/5 gallon Texas Privets on Aristocrat Lane. Upon a motion made, seconded and carried the Board voted to approve the proposal at a cost of \$819.00.
- B. The Board reviewed a proposal from Greenridge Landscape for the spring planting of 38 new plants throughout the community based on the last inspections. Upon a motion made, seconded and carried the Board voted to approve the proposal at a cost of \$1,479.39.~~00~~

ADJOURNMENT

With no further business to come before the Board and upon a motion made, seconded and carried, the meeting was adjourned at 8:15 p.m.


Attested


Title


Date