





Sunset Place  
Association of Carlsbad  
Annual Homeowners' Meeting



# Reminder

- We, as your board of directors, are your neighbors and friends that you elected to represent you in the affairs of our community. We are unpaid volunteers working hard to make our Capri neighborhood a great place to live. We are not HOA experts or professionals.
- BE NICE!

Thank you!



# 2017 AGENDA

1. Establish quorum
2. Call to order
3. Nominations from the floor
4. Tabulation of ballots
5. Minutes of Annual Meeting 2016
6. President's report
7. Treasurers report
8. Election Results
9. Other Business brought forth by Members
10. Adjournment



## **PLEASE NOTE:**

Civil Code 4930 requires that the Board not discuss any items not listed on the posted Agenda. Homeowners may ask questions in Open Forum, but the Board will address those questions officially during the next regularly scheduled meeting. Again, per new Civil Code, the Board may only discuss items on the Agenda.

# INTRODUCTION OF CURRENT BOARD

- President – Courtney Krehbiel
- Vice President/Landscaping - Micheaux Hall
- Treasurer - Nick Brunski
- Secretary – Ilah Herndon
- Architecture - Julieta Thomas

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- Lindsay Representative – Kyle Kruger

# CALL FOR NOMINATIONS FROM THE FLOOR



# ELECTION OF DIRECTORS FOR 2017

## Candidates:

- CLAUDINE ANDERSON
- NICHOLAS BRUNSKI (Current Treasurer)
- ILAH HERNDON (Current Secretary)
- COURTNEY KREHBIEL (Current President)
- JAMES PETERSON
- GREG VASILIEFF

> **Brief** comments from each candidate <

# ALL BALLOTS MUST NOW BE RECEIVED

Please standby for  
results while our  
Inspector of Elections  
counts the votes.



# SPECIAL “THANK YOU” !

We have three members who have gone way above and beyond in service to our community. Together, their efforts have saved our HOA tens of thousands of dollars!

Please join me in thanking....

- **FRED HAUTH**
- **NICO LIOCE**
- **FRED STICKEL**



As a small gesture of appreciation, the board has voted to present each of you with a gift certificate to “The Landings” restaurant in Carlsbad.



# APPROVAL OF 2016 ANNUAL MEETING MINUTES

- Minutes were mailed to homeowners with the voting package.
- Read aloud? (Yes / No)
- Motion to approve minutes as presented?

# PRESIDENT'S REPORT

Courtney Krehbiel





# HIGH LEVEL SUMMARY OF 2016

- Full partnership with Lindsay Management (more)
- Insurance review yields improved coverage
- Full reserve study completed
- All stucco walls and fences repainted
- Reinvestment of matured reserve CDs into higher earning investments
- Additional HOA colors approved and available on-line
- Significant Landscape improvements and plans (more)
- Election rules created and adopted per civil codes
- Small surplus for 2016; on budget for 2017 (more)



# **KEEPING THE TRAINS RUNNING ON TIME**

- Meeting notifications in accordance with codes
- Approved minutes posted consistently
- Capri.org website updated and actively maintained
- Quick response to maintenance issues like lights, etc.
- Ongoing maintenance of irrigation system
- Annual irrigation backflow testing per city codes
- Responsive to communication from our members
- Resumption of Capri Newsletters

# OUR PARTNERSHIP WITH LINDSAY



- Single biggest improvement in our HOA operations
- Lindsay management provides advice, procedural help, and does much of the heavy lifting needed to run our HOA like mailings, vendor quotes, scheduling, etc.
- Your board selects vendors, approves all activities, and sets budgets, policy, and direction. It's a great partnership.
- BENEFITS OF LINDSAY'S ACTIVE INVOLVEMENT:
  - Continuity as board constituents change
  - Knows and helps insure compliance with applicable HOA laws and civil codes
  - Shares best practices from other associations
  - Knowledge and vetting of many contractors
  - Single point of contact for homeowner issues and questions

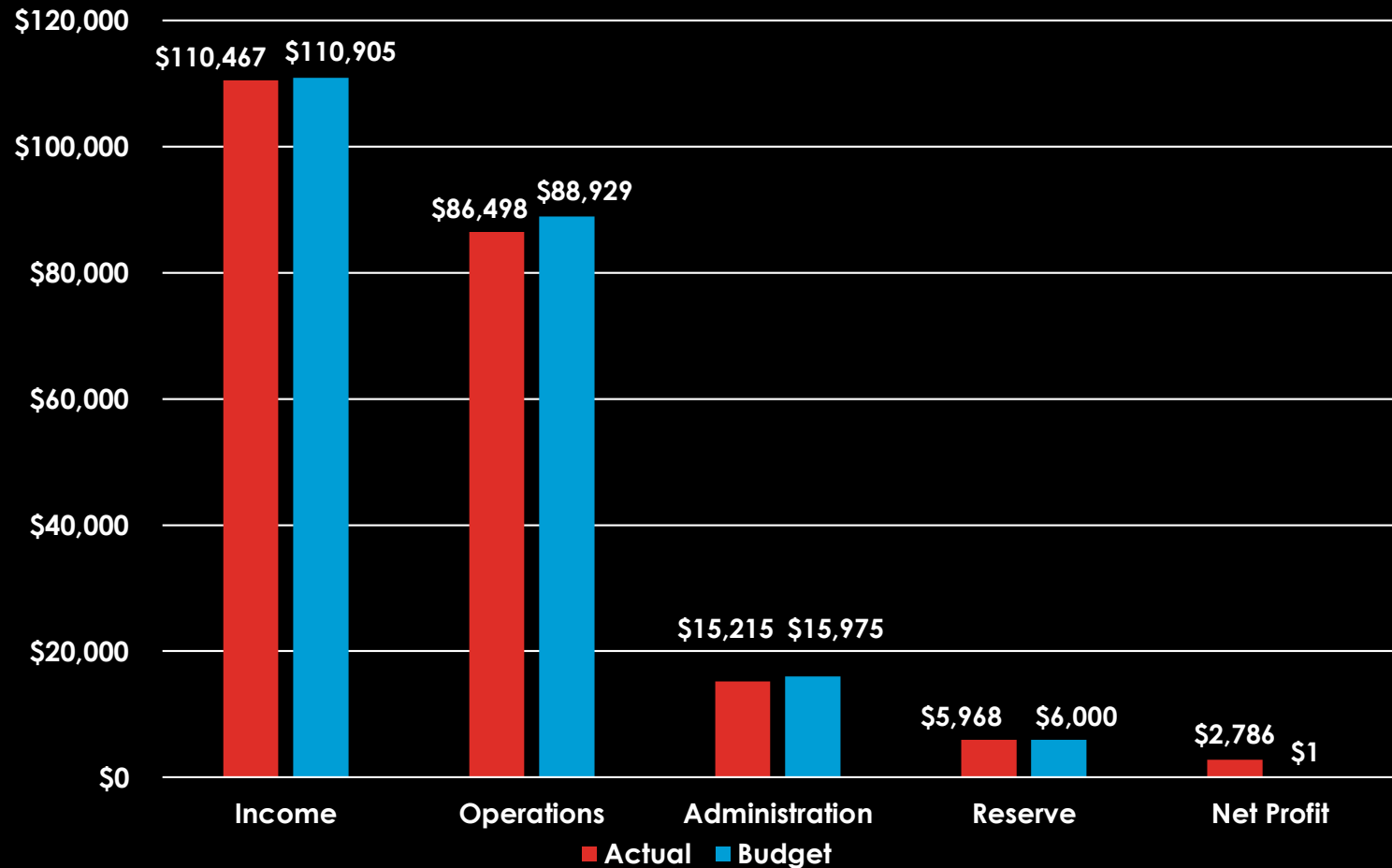
# TREASURER'S REPORT

Nick Brunski



# Actual vs. Budget

## July – Dec. 2016

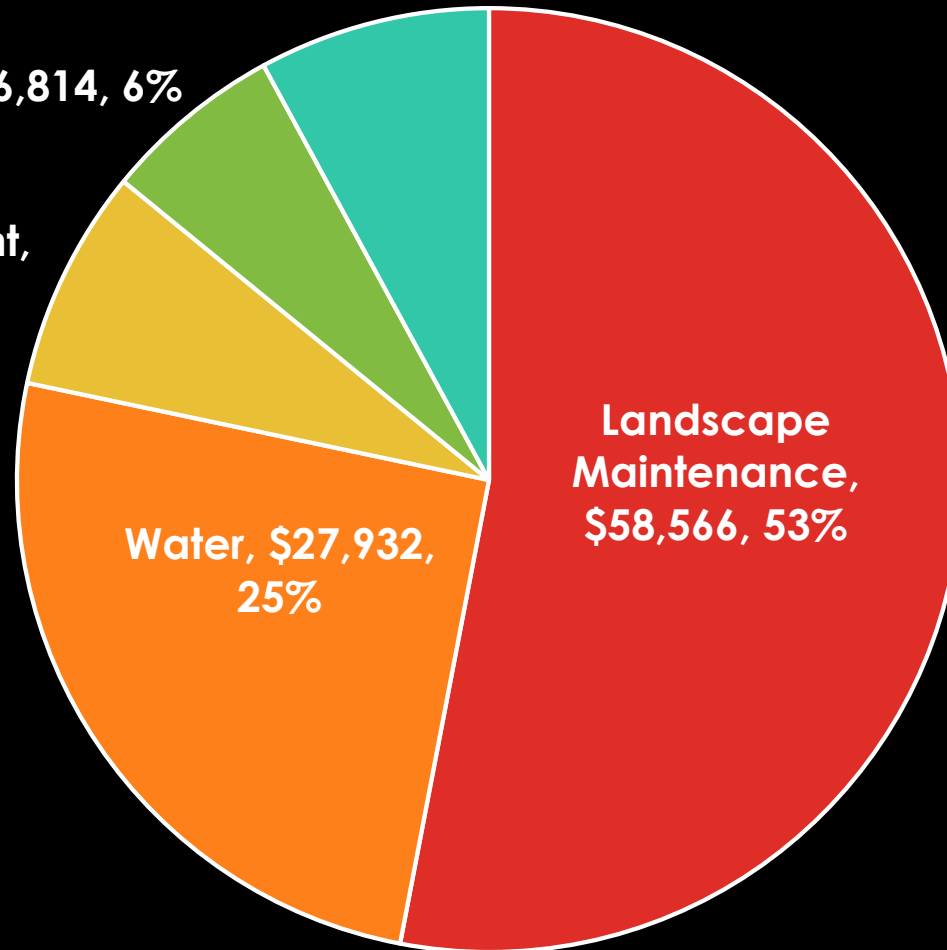


# Sunset Place Association Expense Summary July - Dec. 2016

Net Before Reserves, \$8,755, 8%

G&A, \$6,814, 6%

Management,  
\$8,400, 8%



Water, \$27,932,  
25%

Landscape  
Maintenance,  
\$58,566, 53%

# UPDATE ON LANDSCAPING

Micheaux Hall



# PLANTING PROJECTS

The landscape committee identified several areas most in need for new planting. We prioritized areas based on need and available budget. We were able to plant the following areas: (2016 and 2017 to date)

- Skyline
- Hillside – filled in several areas
- Horizon – corner of Hillside
- Coastline – corner of Pannonia
- Sunnyhill – corner of Pannonia
- Sunnyhill – corner of Hillside
- Sunnyhill – filling in bare areas of the slopes and areas where there are signs of erosion
- Toby's trail – Southeast



# UPCOMING PLANTING

We also have a proposal and budget for additional planting (winter 2017/18) that include:

- Sunnyhill – corner of Horizon
- Horizon slope – toward Sunnyhill
- Horizon slope – by Coastline
- Toby's trail – Westside



# Other Landscaping Accomplishments

- Focus on choosing plants that will do well on our slopes, drought tolerant, grow large in size, require low maintenance, and provide some color
- Removed approximately 100 stumps on HOA property
- Under water budget again this fiscal year even though rates have increased twice.
- Replaced many sprinkler heads around the community that were not giving our plants the coverage that was required
- Nico and Fred re-wired our irrigation controller boxes
- Power washed and painted all monument walls, stucco posts and iron rails around basin area



# TEAMING WITH BRIGHTVIEW

We are very happy with the quality of service and results with our landscaper, **BrightView**. The landscape chair and other members of the landscape committee do a monthly site assessment with BrightView's site managers. During the walk we identify areas that need attention, water adjustments, irrigation issues, etc. Brightview follows up by sending us a "Site Assessment Report" detailing the maintenance items identified on our walk. Items are then scheduled and implemented by Brightview's team. This has been an extremely effective way to communicate directly with our landscapers.

We feel the Capri landscaping results have been well worth our investment in BrightView's services.



# **ANNOUNCEMENT OF ELECTION RESULTS**



# VOTE ON EXCESS MEMBERSHIP INCOME

Year End – Excess Income (Expense)

A Motion that any amounts collected by or paid to the Association in excess of operating expenses for the year ended June 30, 2016, shall be set aside as Reserves for future financial needs, as provided by the guidelines established in Revenue Ruling 70-604.

- Motion?
- Second?
- Vote



# **ADJOURNMENT**

**Thank you for attending!**

