

**DAYBREAK LA MESA PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 18, 2018
MINUTES**

A Meeting of the Board of Directors of the Daybreak La Mesa Property Owners Association was called to order by the Association President at 6:30 p.m. in the home of 5715 Baltimore Drive #89

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

Also Present: Joseph G. Apparito, CCAM Community Manager

OPEN FORUM

Members were free to speak on any matter of interest to the Community.

MINUTES

The Board reviewed the Organizational Session Meeting Minutes of 6/20/2018. A motion was made, seconded and carried to approve the Minutes as presented.

The Board reviewed the Open Session Meeting Minutes of 6/20/2018. A motion was made, seconded and carried to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of 6/20/2018 in which the Board reviewed Unit Owner Correspondence, reviewed the Violation Log, reviewed the Collection File and held Due Process Violation Hearings. A motion was made, seconded and carried to approve the Minutes as presented.

FINANCIAL

Period Ending June 30, 2018

The Association President provided a written summary of the operating account and reserve account balances for this period. The operating account balance is \$101,300. The reserve account balance is \$933,462. The accounts receivable balance is \$12,947. Operating income was \$47,310 with expenses of \$30,099. The total assets for this period is \$1,046,471. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

COMMITTEE REPORTS

Architectural

There were no requests submitted this period.

Landscape

A walk-thru inspection of the Community is conducted monthly on the 1st Wednesday of each month. A landscape inspection punch list dated 7/11/2018 was provided to the board for their review and instruction for any action needed. The list will be at each successive walk-thru to verify all work has been completed or if further action is needed. The Board approved several landscape improvement proposals as part of the operating budget.

Maintenance

A maintenance list of pending items dated 7/11/2018 was provided to the Board by Management for review. The list is reviewed at each successive walk-thru inspection to determine if items have been completed or if further action is needed. Several of the pending items have been verified to be completed. No further action was taken or needed at this time. Proposals will be obtained to raise the height of the metal fencing around the spa wall to prevent unauthorized trespass into the pool area.

UNFINISHED BUSINESS

Proposed New Rule – Smoking

The Board reviewed comments to a proposed new rule that no smoking shall be allowed at any time in all outdoor common areas of the community. The proposed rules states: Smoking, including second hand smoke, has been determined to be a potential health hazard and interferes with the quiet enjoyment of residents as outlined in Article VII section 7.4 of the C.C. & R.’s and a noxious/offensive activity per ARTICLE VII section 7.8 of the CC&R’s. Violators are subject to a fine of \$50.00. This item has been tabled pending a review of all of the current rules for needed amendments and distribution to the membership. Board Members have volunteered to review and provide any recommendations for the next scheduled board meeting.

NEW BUSINESS

Pool Rules Review

The Board reviewed the current pool rules to determine which key rules should be posted at the pool area. The Board has instructed that four items shall be posted on a sign at each pool gate. 1. No Pets, 2. No Food, 3. No Smoking, 4. No Breakable Containers. The signs shall be ordered and installed by the maintenance dept.

Parking Enforcement

Management shall obtain an updated tow agreement forms from Western Towing to include the current board members appointed to enforce parking rules in the community.

ADJOURNMENT

There being no further business to come before the meeting and upon a motion made, seconded and carried, the meeting was adjourned to the Executive Session at 7:51 pm to review Correspondence, review the Violation Log and review the Delinquent Account Report.

Secretary

Date

The next scheduled Meeting of the Board of Directors is 8/15/2018