



### **2018 Year End Independent Financial Review**

A draft of the 2018 Independent Financial Review prepared by Terry J. Tagwerker, CPA was provided to the Board for review. The report provides the reader with an analysis of the Association's financial transactions covering the period from 1/1/2018 – 12/31/2018. A motion was made, seconded and carried to approve the report as presented for mailing to the membership as a required annual disclosure.

### **COMMITTEE REPORTS**

#### **Architectural**

380-8: The unit owner requested approval to remove and replace the damaged balcony decking which is leaking and causing damage to the interior of the unit. A motion was made, seconded and carried to approve the request as submitted.

#### **Landscape**

A walk-thru inspection of the Community is conducted monthly on the 1<sup>st</sup> Wednesday of each month. A landscape inspection punch list dated 3/6/2019 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. Several landscape improvement proposals were approved totaling \$1,645.00.

#### **Maintenance**

A maintenance list of pending items dated 3/6/2019 was provided to the Board for review. The list is reviewed at each successive inspection to determine if items have been completed or if further action is needed. The Board and Management are in process of obtaining bids to replace the pool lounges with aluminum frame lounges. The resurfacing of the pool and spa are tentatively scheduled in approximately 4 weeks. Notices will be posted with dates and information.

### **UNFINISHED BUSINESS**

#### **Damaged Concrete/Asphalt Swale Replacement**

J & S Asphalt has completed the removal and replacement of damaged portions of concrete swale and street asphalt near the garage of unit 31 to the full satisfaction of the Board.

#### **Vehicle Parking Guidelines Review**

The Board is reviewing the current vehicle parking rules for any needed amendments that may be desired. This item will remain on the agenda for further review and discussion.

#### **2019 Annual Meeting & Election**

The Association's Annual Meeting and Election is scheduled for Wednesday, May 15, 2019. The Meeting will be held at 6:30 p.m. at 5715 Baltimore Drive La Mesa, CA 91942 in the courtyard near the front of unit 106. The purpose of the meeting shall be to elect two (2) Members to the Board of Directors. The two (2) Members elected shall serve for terms of two (2) years. A quorum consisting of a majority of the Members (79) must be represented in person or by secret ballot to conduct business. Management shall act as Inspector of Election.

**NEW BUSINESS**

**Major Roof Maintenance Review**

The Association has obtained competitive proposals from licensed and insured Roofing contractors to remove all of the existing tile and replace the existing felt underneath, replace valley's and flashings and reinstall the tiles. Sid Scott of Premier Roofing was present to answer all questions and concerns regarding their proposal. The Board thanked Sid for attending and he left the meeting at this time. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Premier Roofing for a cost of \$491,630. Premier will also provide a proposal to re-roof the 2 pool area building and the mailbox area roofing.

**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 7:39 pm to review Correspondence, review the Violation Log and review the Delinquent Account Report.

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**Secretary**

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**Date**

**The next scheduled Meeting of the Board of Directors is 4/17/2019**