

**MINUTES OF THE HILL 'N DALE TOWNHOMES 'OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD AUGUST 2, 2018**

The Meeting was called to order by Association President Jerry Koch at p.m. in the Community Clubhouse located at 7770 Margerum Avenue, San Diego, CA 92120.

Directors Present:	Jerry Koch	President
	Stephanie Severson	Vice President
	Genevieve Guibord	Secretary
	Flo McCutcheon	Treasurer

Also present: PJ Chandler, CCAM, CMCA Community Manager, PHOAC, Inc.

OPEN FORUM

MINUTES

The Board reviewed the meeting minutes from the meeting held June 14, 2018. A motion was made and seconded to approve the minutes as corrected.

FINANCIAL REPORT

The Board reviewed the Financial Reports for both periods ending May and June 2018. It was noted that as of June 30, 2018 the Association had the following:

Assets: \$277,746.64

Operating Account: \$10,846.93

Reserve Account: \$265,674.41

Accounts Receivable: \$1,225.30

Pre-paid Income: \$14,839.74

Year to Date Income: \$171,953.16

Year to Date Expenses: \$176,411.42

Year to Date Reserve Allocations: \$57,759.90 (included in year to date expenses)

Net Loss: (\$4,458.26)

After discussion, upon a motion made, seconded and carried, the Board approved the financials as presented.

COMMITTEE REPORTS

- A. Architectural; ... Unit 229 had submitted an architectural application for vinyl windows. It was noted that in between the June and August meeting the windows had been approved after the homeowner submitted for the correct style of windows.
- B. Maintenance; ... The Board reviewed the maintenance log for the month of July.
 - 1. Clubhouse Siding; ... The Board reviewed a revised proposal to replace the rotted out wood siding in the back of the clubhouse with stucco in lieu of wood.

COMMITTEE REPORTS (cont.)

- C. Landscape; ... The Board reviewed the walk-through report submitted by Green Valley Landscape from May.
 - 1. Proposal 608-2018-04; ... The Board reviewed a proposal to refresh the mulch throughout the association. Proposal included 15 cubic yards of mulch at \$60 each. Total proposal was in the amount of the amount of \$900. A motion was made and seconded to approve the proposal.
 - 2. Proposal 608-2018-05; ...The Board reviewed the proposal for replanting ground cove in the the area where the retaining wall was rebuilt and to install the irrigation in the amount of \$300. The proposal was approved.

UNFINISHED BUSINESS

- A. Loan Payoff Details; ... The Board reviewed the proposals to install the rain gutters in 7780. A motion was made and seconded to approve the proposal submitted by Affordable Rain Gutters in the amount of \$1,076.

- B. Wash Contract ... Management reported to the Board the information from Wash with regard to their proposed increase. It was noted that the increase would not become effective until the following year. The increase would be in the percentage of income they keep versus what they forward to the Association.

- C. Rain Gutter Proposal; ... The Board reviewed the proposal for the rain gutter repairs.

NEW BUSINESS

- A. 2019 Budget; ... There was a brief discussion regarding the upcoming budget for 2019.

- B. Carports; ... The Board discussed the need to begin obtaining proposals for repairing the carports.

- C. Presentation by Edward Jones; ... The Board reviewed the information from the Edward Jones presentation.

ADJOURNMENT

With no further business to come before the Board, a motion was made, seconded and carried to adjourn the Open Session Meeting at pm.

Secretary

Date