

## Casa del Cielo Homeowners Association Board Meeting

October 30, 2016, 10:30 a.m. at the pool

**Call to Order:** The meeting was called to order at 10:30 a.m.

**Members Present:** Barry Bader, Lisa Schabloski, Hilda Banyon

**Absent:** Mike Wolfe, Gordon Minier

**Others Present:** Ann Harris, Debra Castro, Ed Burke, Leslye Lebakken, Ron Lebakken, Dave, White, Sally White, Ken Huetll, Bob Bernstein

Bader thanked the summer crew for keeping CDC running smoothing: Bob Bernstein, Tom Hughes, Lisa Schabloski, Ann Harris, Mike Wolfe. Bader gave an update on board member Minier (in hospital) and delayed arrival of Ralph Balding.

**Motion by Banyon, 2<sup>nd</sup> by Schabloski** to approve minutes of 9/18/2016 meeting. **Approved unanimously.**

**Motion by Banyon, 2<sup>nd</sup> by Schabloski** to approve minutes of 4/17/2016 meeting. **Approved unanimously.**

### COMMITTEE REPORTS

**Social:** Harris has looked online at Lowe's at tables and chairs. They range from Bistro tables (for 2) to seatings for 6. No proposal at this time; to be addressed during budget planning process. Holiday party is in the works for Dec 1, 2016, 5-9 p.m. Plans have not been finalized. Harris will email Sandra Palaich with details once plans are completed. Work day is scheduled for Nov 12. If anyone has ideas to be included in the work day, please notify Jeanne Balding. Instructions on how to perform CPR will be presented at the luncheon.

**Architectural Control:** Minier not present. Bernstein indicated the Committee has been inspecting homes as they go up for sale. He also mentioned that the timing for the olive tree trimming is very important because the trees need time to return to fullness in order provide shade during the summer.

**Finance:** Schabloski presented financials for Sept 2016, as follows: \$145,637 in assets; \$142,000 cash on hand; income for the year to date is \$5,412 against a budget of \$8,178. Higher than expenses for pool repairs and the shift to a paid financial services firm accounts for the lower expected surplus. In response to a question, Schabloski said the \$142,000 is in one bank account, insured to \$250,000.

Harris inquired as to what expenses come out of the "social" budget. After discussion, Harris was asked to prepare and send to Lisa asap a 2017 budget for consideration in the 2017 budget process.

Bernstein suggested that we raise the \$400 fee on new home purchases to \$1000. Banyon suggested implementing asap instead of waiting until new year. Bader said a higher fee would need to be formalized and included on paperwork for real estate closing costs. Schabloski will be writing language for the CdC website summarizing the assessment fee for prospective owners. Schabloski will do some checking into this with real estate agents including Wolfe and will include in the 2017 budget process. (Note: The CdC bylaws empowers the Board to "fix the amount of the annual assessment ... at least 30 days in advance of each annual assessment period") Bader requested that Schabloski provide extra financial statements at board meetings for guests.

**Motion by Schabloski 2<sup>nd</sup> by Banyon** to approve September financials. **Approved unanimously.**

Schabloski presented the 2015 audit report. All HOA's are required to provide annual audits. She is going to check into whether we can do "reviews" for 3 years and then "full audit" the 4<sup>th</sup> year and will report back. Lisa recommended that we use a firm that specializes in HOA's for future reviews/audits. The Board agreed with Lisa's suggestions and leave it to her to find

an acceptable firm. Bader also asked Lisa to bring a recommendation to the next meeting regarding whether to have a “review or audit” in 2017.

**Motion by Banyon 2<sup>nd</sup> by Bader** to accept the 2015 audit. **Approved unanimously.**

Schabloski presented request to present Thanksgiving “tip” to Mauricio and his crew. This “tip” is separate from the Christmas “tip” that we give. After discussion, the Board approved this request and suggested a nice letter from the Board/Community be included with the money or gift card. Schabloski will discuss with Ralph/Mauricio as to whether cash or gift card is preferred.

**Pool:** In Wolfe’s absence, Bader presented this year’s history of pool issues. While these repair issues were going on, the Board had also asked Wolfe to provide an estimate to replace pool/spa for long range planning purposes. The quote from Shasta Pools was received for \$63,000. Bader asked Wolfe to get an additional two quotes but Wolfe has not been successful in getting return calls from any vendors. In addition, it appears that there is a consensus that we should look for a different pool repair vendor. Because of community interest in a well-functioning, attractive pool, Bader opened discussion to homeowners. After considerable discussion, it was agreed that we need to get some additional input on current situation with our pool. Ed Burke volunteered to research a complete re-do of the pool/spa/seating area and will bring it back to the Board as part of the long-range budget planning process.

**Motion by Banyon 2<sup>nd</sup> by Bader** to take Burke up on his offer to handle the research of re-doing our pool/spa/seating area. **Approved unanimously.**

**Motion by Bader 2<sup>nd</sup> by Banyon** to have the pool committee bring: a) outside assessments of the condition of pool mechanicals and the pool itself, including costs to repair/replace; b) proposals for a new services contractor; and c) estimates and ideas for a complete pool area upgrading, to be considered during budget planning. **Approved unanimously.**

**Communications:** Would the residents like to have a community directory? Discussion regarding this. Banyon will inquire via eblast if this is desirable and if there are any residents who do not want to have their information published they can “opt out” of the directory. Banyon reported that a Welcome Packet was drafted and almost complete. Bader suggested circulating it to the Board for comment.

**Nominating Committee:** Banyon reported that the Nominating Committee is working on open board positions and Committee Chairs.

**President’s Report:** Bader advised that the irrigation system replacement project has been completed and complimented Mauricio and his crew on a great job! The next meeting will focus on the 2017 budget, including capital requests and costs.

**Old Business:** none

**New Business:** none

**Homeowner’s Forum:** Request for Board Meeting Agendas to be published on the website. Banyon reported that the Agenda is the same every month. A notice can be placed on the bulletin board in the pool area with this information.

Request that pool issues be at the top of the next board meeting by the Lebakken’s as they will be heading out of town immediately following this discussion.

**Meeting adjourned at 12:15.**

**Respectfully submitted,**

