

**MINUTES OF THE MISSION MARTINIQUE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD NOVEMBER 28, 2017**

The Open Session Board Meeting was called to order by Association President Michael Creekmore at 5:30 p.m. The meeting was held at the 8181 Mission Gorge Rd. Suite E, San Diego, CA 92120

Directors Present:	Michael Creekmore	President
	Anthony Bowler	Secretary
	Michael Allen	Treasurer
	Michael Thiem	Director @ Large

Directors Not Present:	Joseph Soprano	Vice President
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Also Present:	PJ Chandler	Community Manager
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OPEN FORUM

Unit 9 was present to report that the tree between units 9 and 11 was over grown. Also the asphalt had cracks that appeared to be growing, it might be time to have asphalt resealed.

Unit 28 was present to observe. She had no new information to bring before the board.

The homeowner in unit 76 was present to inquire about her termite treatment, the painting of her front door and her architectural application to replace her garage door.

MINUTES

The Board reviewed the minutes of the October 24, 2017 Open Session Meeting and upon a motion made, seconded and carried, the Board approved the minutes as corrected.

FINANCIAL REPORT

The Board reviewed the Financial Report for the period ending October 31, 2017. It was noted that as of October 31st, the Association had the following:

Total Assets:	\$241,872.19
Operating Account:	\$16,118.39
Reserve Account:	\$209,204.90
Accounts Receivable:	\$16,548.90
Income:	\$23,875 (Includes pre-paid income in the amount of \$8,765.27)
Expenses:	\$21,202.91

Year to Date Income:	\$246,382.06
Year to Date Expenses:	\$234,511.52
Net Gain / Loss:	\$11,870.54

COMMITTEE REPORTS

- A. Architectural; ... The Board reviewed four (4) applications for architectural improvements.
1. Unit 4; ... Homeowner had submitted two applications. One was for installing a mesh netting around his balcony. The second was for replacing his garage door. There was a brief discussion regarding the mesh netting. The owner was asked to provide additional information and provide a standard. The garage door needed additional information. Both applications were rejected as submitted.

COMMITTEE REPORTS (cont.)

2. Unit 59; ... The homeowner had submitted an application for replacing the garage door. The application was rejected as submitted due to not having enough information.
 3. Unit 56; ... The homeowner had submitted an application for retro-fit windows. The application was approved.
 4. Unit 76; ... Submitted an application for garage door. The application was approved contingent upon homeowner providing proof of insurance.
- B. Maintenance; ... It was noted that the maintenance log had not been submitted for the month of November.
1. Action Item Tracker; ... The Board reviewed the action item tracker submitted by management to update all pending matters.
- C. Landscape; ... The Board reviewed the proposals for landscape companies. A motion was made and seconded to approve Heritage Landscaping. Management was asked to give Westwind 30-day notice as required by their contract. Management was also asked to check on barricades and having those installed by Heritage.

UNFINISHED BUSINESS

- A. Balconies; ... The Board reviewed the letter from Trex agreeing to cover the cost of the Trex material that had been defective. Management was asked to inquire with Pro-Tec Building Services to find out if they have a specialist that could complete the balconies. Management was also asked to look into color options. It was noted that it would be best to stay with standard neutral colors.
- B. Construction Loan; ... Management updated the board with what the terms would be if it needed to finance the last portion of the painting project through Pro-Tech. Pro-Tech appeared to be a more attractive option. There would no interest depending on the amount financed and the number of payments needed.
- C. Permit Joist Replacement; ... Management reported that the permit applications were complete and had been approved by the City of Santee. Management was asked to obtain a cost estimate from Pro-Tech Painting.

NEW BUSINESS

- A. Termite Inspection Report; ... The Board reviewed the inspection report for unit 83. A motion was made and seconded to approve the treatment as recommended by Mt. Helix Pest Control.
- B. 7979 Arly Court; ... Management updated the Board on the status of the remediation currently underway at both units 25 and 27. The units had water damage from water intrusion from the irrigation.

ADJOURNMENT

The next meeting was scheduled for Tuesday, November 28, 2017. With no further business to come before the Board, upon a motion made, seconded and carried, the meeting was adjourned at 7:09 pm.

Secretary

Date