

**DEL CORONADO SANTEE TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 26, 2016  
MINUTES**

Meeting of the Board of Directors of the Del Coronado Santee Townhomes HOA was called to order by the Association President Carol Anne De Mars at 6:30 p.m.at the home of 10655 Prince Carlos Lane.

<b>Directors Present:</b>	Carol Anne De Mars	President
	Jim Johnson	Vice President
	Donna Knapp	Secretary
	Chris Bales	Treasurer
	Scott Baierl	Director

<b>Also Present:</b>	Jenny Chavez	Community Manager
----------------------	--------------	-------------------

**HOMEOWNER FORUM**

No homeowners were present.

**APPROVAL OF MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of June 28, 2016. A motion was made, seconded and carried to approve the Minutes as amended.

**FINANCIAL REPORT**

The Board reviewed the Financial Report for period ending June 30, 2016. As of June 30, 2016, the Operating Account balance is \$18,107.56. The Reserve Account balance is \$563,579.55. The Accounts Receivable balance for this period is \$29,758.74. Upon a motion made, seconded and carried to approve the June 30, 2016 Financials.

**UNFINISHED BUSINESS**

**Landscape**

Jim reported after inspecting the pepper trees he recommended that one of the trees looks heavy and recommends trimming away from the fence line and separate from the other tree that is growing into the pepper tree. Jim will meet with Tony and conduct a walkthrough. Carol Anne shared with the rest of the board the 2 types of mulch that Tony recommends for the property. One type of mulch is recommended for the flower bed areas in front of the units. The other mulch is larger and recommended for the common larger areas for instance by the mailboxes. The larger mulch is more expensive. Tony is also recommended removing the dying tree near the playground and replace with a podocarpus tree.

**Lighting- La Salle lighting**

The board would like to obtain an additional bid on the garage light fixtures for the rest of the property. Management will use the scope provided by La Salle to obtain other bids. .

**General Maintenance / Janitorial cleaning**

Management reported that a repair was completed to the roof of 10602-10604 Magnolia by Premium Roofing Services. They also provided an estimate to replace the entire roof for \$10,110.00. The board would like to table replacing the roof at this time.

The board reviewed a letter from Personal Touch Cleaning Services indicating that an annual increase of \$94.90 will be effective January 1, 2017. The board was okay with the increase.

It was reported by janitorial that the bathrooms were vandalized and unknown who is responsible.

**Pool area**

It was reported by Tony from Greenridge that the electrical panel in the pool area was vandalized and that one of the breaker needed to be replaced. Tony recommended having an electrician do the repair. Management will have an electrician repair the breaker.

**Architectural Application**

None at this time.

**Walkthrough Report**

The board reviewed the walkthrough report and instructed management to send the letters to those in violation.

**EXECUTIVE SESSION SUMMARY:**

**Violations:**

The Board instructed Management to send letters to the following units.

**Delinquency/Collection status:**

The Board reviewed the delinquency report. Chris moved to approve the delinquency report as submitted. Jim seconded the motion. Vote was all ayes; motion carried.

**ADJOURNMENT**

With no further business to come before the Board and upon a motion made, seconded and carried, the meeting was adjourned at 8:30 p.m.

**ADJOURNMENT**

There being no further business to come before the meeting and upon a motion made, seconded and carried, the meeting was adjourned at 8:20 p.m.

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**