

**MINUTES OF THE MISSION MARTINIQUE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING HELD APRIL 16, 2019**

The Open Session Board Meeting was called to order by Association President Anthony Bowler at 5:32 p.m. The meeting was held at the pool area on site in Santee, CA 92071.

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|---------------------------|------------------|----------------|
| Directors Present: | Tony Bowler | President |
| | Donna Appelquist | Vice President |
| | David Carruthers | Secretary |
| | Mike Allen | Treasurer |
| | Charles Nerad | Member @ Large |

Also Present: PJ Chandler, CCAM, CMCA Community Manager

OPEN FORUM

The homeowner from unit 9 was present to report the landscaping surrounding her unit was in bad shape.

The homeowner from unit 77 was present to report that there were several dead trees surrounding her unit. She also went on to request the landscaper's plant some bottlebrush shrubs around the front of her unit to block the view. Finally, she inquired about the status of the dumpster enclosure signs.

The homeowner in unit 28 was present to report that the elephant ears have been hanging over the stairway causing a trip and fall hazard in addition they were getting into her air conditioning unit located underneath the stairs. She went on to report that the landscapers were using their blowers to blow the dirt around but were not picking it up. In addition, there was a dog barking from a neighboring unit that has been an ongoing issue.

The homeowner from unit 40 was present to observe, nothing specific to bring to the Board's attention.

MINUTES

The Board reviewed the minutes of the February 19, 2019 Open Session Meeting and upon a motion made, seconded and carried, the Board approved the minutes as amended.

FINANCIAL REPORT

The Board reviewed the Financial Report for both periods ending February and March 2019. It was noted that as of March 31, 2019 the Association had the following:

| | |
|------------------------|--------------------------------------------------------------------|
| Total Assets: | \$156,470.14 |
| Operating Account: | \$40,803.80 |
| Reserve Account: | \$59,897.92 |
| Accounts Receivable: | \$55,770.22 |
| Income: | \$34,787.33 (Includes pre-paid income in the amount of \$8,744.73) |
| Expenses: | \$26,135.64 |
| | |
| Year to Date Income: | \$82,809.67 |
| Year to Date Expenses: | \$74,794.41 |
| Net Gain / Loss: | \$8,015.26 (Gain) |

FINANCIAL REPORT(cont.)

- A. Liens; ... The Board reviewed two accounts that were at the lien stage of the collection process.
1. APN: 383-260-86-24; ... A motion was made and seconded to file a lien.
 2. APN: 383-260-87-81; ... A motion was made and seconded to file a lien.

COMMITTEE REPORTS

- A. Architectural; ... It was noted that there were no applications for the Board to review at this time.
- B. Maintenance; ... The Board reviewed the maintenance log for the month of April.
1. Pro-Tec Invoice; ... The Board reviewed the most recent invoice and breakdown. It was noted that this would be the last month with Pro-Tec on the property.
- C. Landscape; ... The Board reviewed one proposal submitted by Heritage Landscape to remove the red apple throughout the community. Total amount of bill was \$860. A motion was made and seconded to approve the proposal.

UNFINISHED BUSINESS

- A. Asphalt Proposals; ... The Board agreed to table review of asphalt until the May meeting.
- B. Pool Resurfacing; ... The Board reviewed one proposal for the pool resurfacing. The Board requested that management obtain 2 additional proposals.

NEW BUSINESS

- A. Balcony Permit; ... The Board reviewed the change order and a proposal for unit 68 in the amount of \$1,400 to repair damaged pickets. The proposal was rejected and management was asked to inquire about these repairs being covered as a part of the initial contract for balcony repairs.
- B. Unit 14 Patio Repair; ... The Board reviewed the proposal for repairing the crack in the patio. Management was asked to obtain competitive proposals.
- C. Easement Agreement; ... The Board updated the membership on the status of the potential easement on Caribbean Way that could possibly close off Arly Court.

ADJOURNMENT

The next meeting was scheduled for Tuesday, May 21, 2019. With no further business to come before the Board, upon a motion made, seconded and carried, the meeting was adjourned at 6:30 pm.

Secretary

Date

