

**DEL CORONADO SANTEE TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 23, 2018
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 6:33 p.m.at the home of 10655 Prince Carlos Lane.

Directors Present:	Carol Anne De Mars	President
	Jim Johnson	Vice President
	Chris Bales	Treasurer
	Tom Collier	Member at Large
Director Absent:	Donna Knapp	Secretary

Also Present: Jenny Julian Community Manager

OPEN FORUM

No homeowners were present

MINUTES

The Board reviewed the Open Session Meeting Minutes of 11/28/17 and upon a motion made, seconded and carried; the Board approved the Minutes as presented for filing.

The Board reviewed the Executive Session Meeting Minutes of 11/28/17 addressing the review of unit owner correspondence, review of the violation log and collection matters. A motion was made, seconded and carried to approve the Minutes as presented for filing.

FINANCIAL REPORT

Period Ending December 31, 2017

The Board reviewed the Financial Report for period ending 12/31/2017. The Operating Account balance is \$9,994.54. The Reserve Account Balance is \$563,996.82. The Accounts Receivable Balance is \$12,860.35. Total income for this period was \$27,060.27 with expenses of \$23,770.58. Total assets for this period is \$587,051.71. Upon a motion made, seconded and carried, the Financial Report was approved as submitted to be filed pending independent financial review.

UNFINISHED BUSINESS

Landscape

The board reviewed a proposal from Tony- Green ridge Landscape stating, a conservative estimation is that we are using 34,000-42,000 gallons of water a year to water these areas. There are too many heads (22 counted) on this one valve, so by the time the water reaches 10624, it is just dribbling out. By installing these Hunter MP Rotator irrigation heads with pressure compensating sprinkler bodies, we can realize even coverage and a 30% water savings on 10,000-12,000 gallons of water per year! There are a few sections that we will need to move the lateral pipes to reconfigure the spacing. By doing so, we can achieve much better coverage without all the overspray getting on the sidewalks in front of these units.

The Hunter MP Rotator nozzles are what we installed on all the turf at Del Coronado and the results have been remarkable!

"The MP Rotator is the most efficient sprinkler nozzle available on the market today. This high efficiency rotating nozzle has been defined as a water-saving device, perfect for retrofitting older systems and great for new installations.

The MP Rotator was designed with efficiency and sustainability in mind. The rotating nozzle delivers multiple streams of water at a slow rate that soils can absorb, significantly reducing runoff. This application rate allows up to 30% less water use when compared to traditional sprays. The double-pop design with only one moving part ensures the MP Rotator will perform in harsh conditions with little to no maintenance. Cost \$929.00. A motion was made, seconded and carried to approve the proposal as submitted.

They also approved the control valve conversion, stating that these areas were a common area section that was not connected to any building control valves, therefore were not included in the drip conversion. Plants are still being watered by the old, Octo bubbler systems. Plants are showing severe signs of stress. We attempted to repair to no avail. Install new control valve conversion kits and 2100 liner feet of Netafim drip .Convert this area to drip: \$3765.19. A motion was made, seconded and carried to approve the proposal as submitted.

Pool

Management reported that Aquapecs is scheduled to resurface the pool sometime in March. The board also discussed solar panels for the pool and exterior lighting. Management will research solar panel vendors and obtain information for solar panels for the next meeting.

Maintenance

The board discussed the problem with the dumpster area and people leaving large items and other people using the dumpster that don't live in the complex. The board approved to remove both dumpsters and see if this will eliminate the problems. Management will contact Tony from Green ridge that a dumpster will no longer be provided for the use of his yard maintenance.

Management will obtain a bid from Sully Jones Roofing to clean all the gutters of the buildings.

EXECUTIVE SESSION SUMMARY:

Violations:

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

Delinquency/Collection status:

The Board reviewed the delinquency report and 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 7:30 p.m.

Callie Mars

March 27, 2018

President

Date

