





SUNSET PLACE ASSOCIATION OF CARLSBAD

2016 Annual Meeting
January 28, 2016

Welcome!

- Your board of directors are your neighbors and friends that you elected to represent you in the affairs of our community. We are unpaid volunteers working hard to make our Capri neighborhood a great place to live. We are not HOA experts or professionals.
- BE NICE!

Thank you!

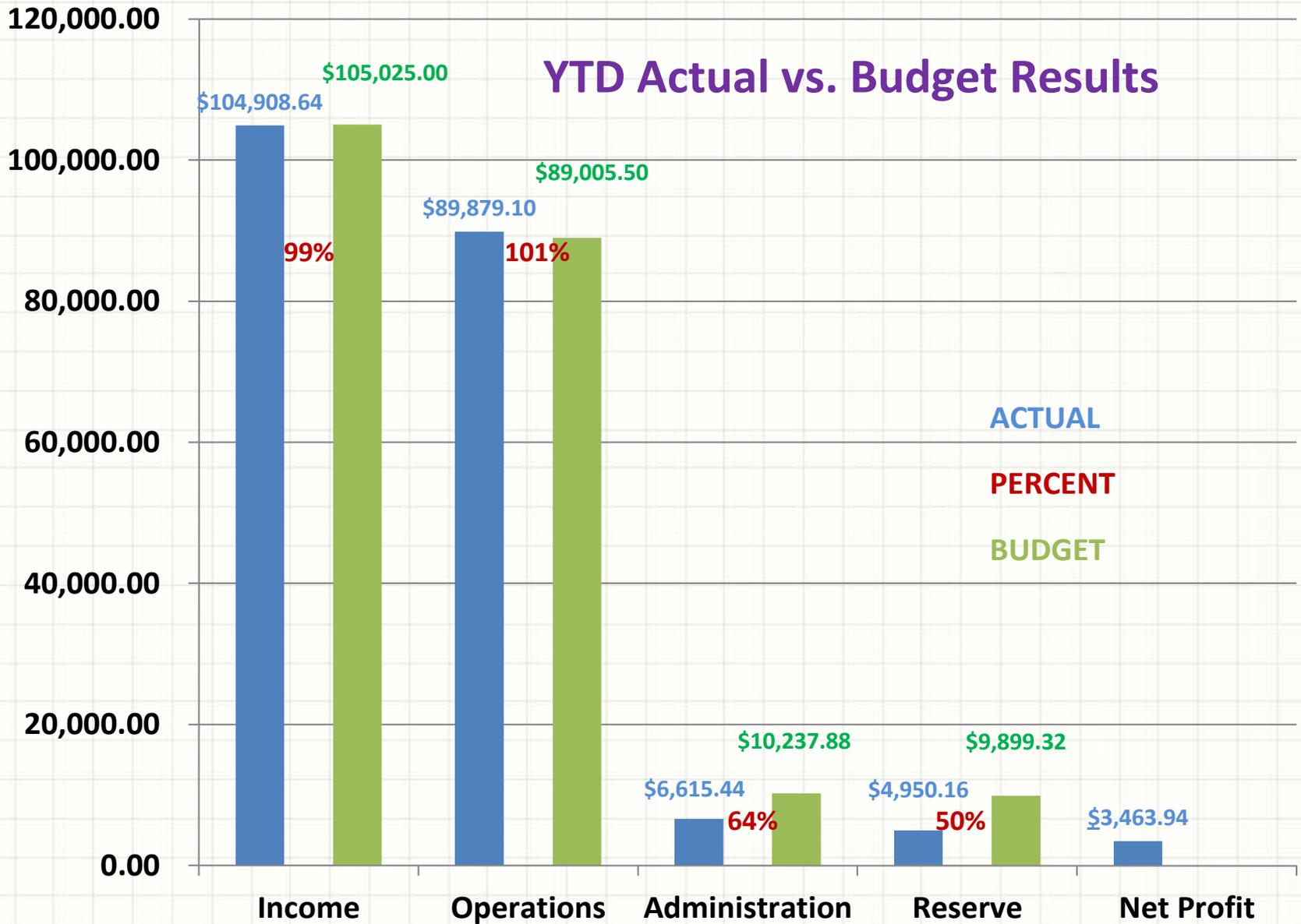
Introduction of Current Board

- Phil Grice – President (resigned September)
- Secretary - Patrick Quillin
- Treasurer - Fred Stickel
- Landscape - Micheaux Hall
- Architecture - Julieta Thomas
- Member at Large - Courtney Krehbiel (Sept. start)

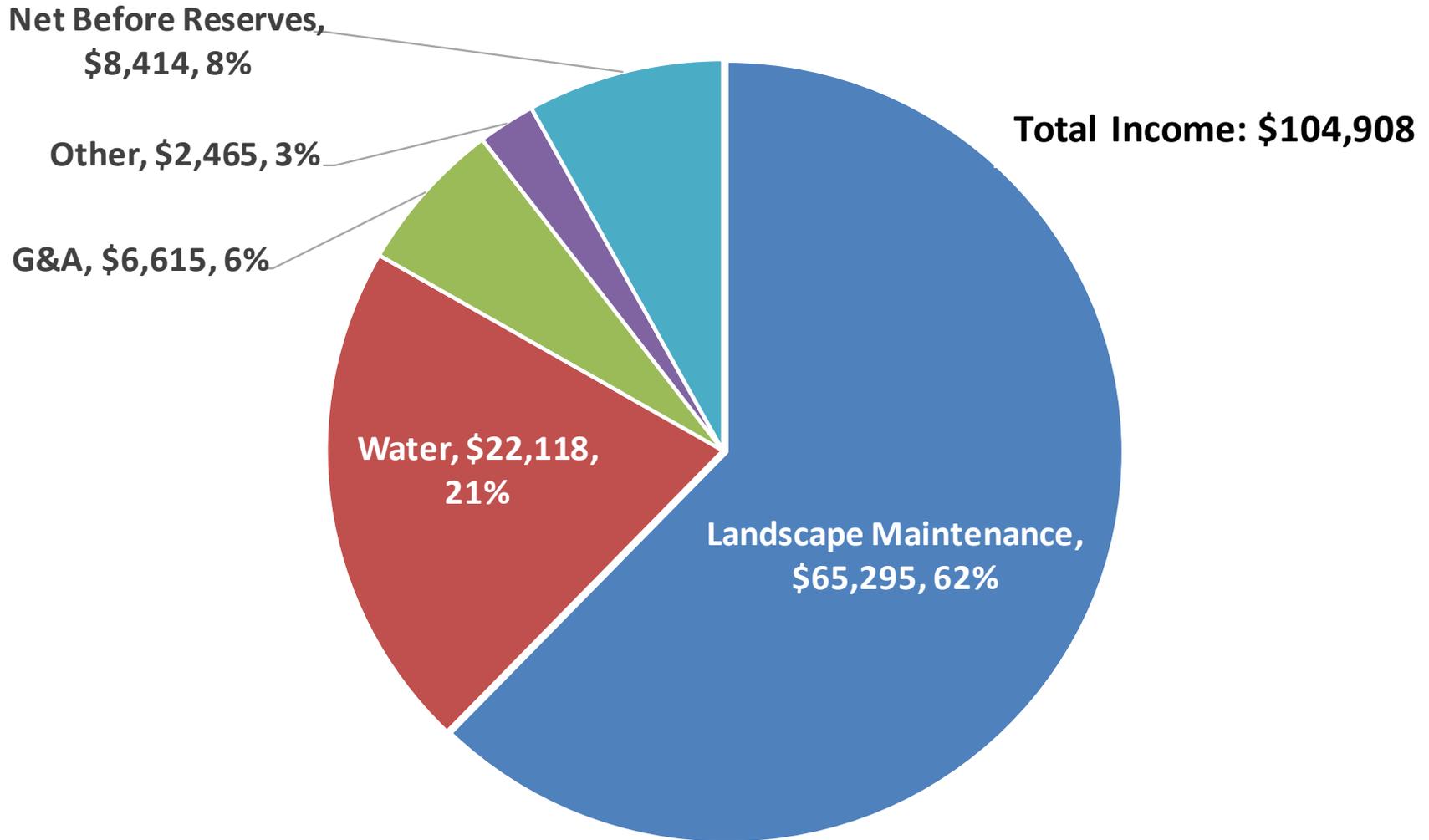
High Level Summary of 2015

- Significant improvements to landscaping.
- Irrigation improvements and repairs yielding decreased expenses for water. (Rates going up however. ☹)
- Review of potential new and existing management companies to provide increased management services to HOA.
- New HOA colors approved and should be available at Dunn Edwards and Capri website by mid-February.
- Modest improvements in community communications.
- Financial records scanned and on USB drive for future boards.
- Email voting on routine business improves responsiveness.

YTD Actual vs. Budget Results



Sunset Place Homeowners Association Expense Summary July to December 2015 (Year to Date)



Highlight on Landscape & Water

- **New planting areas**
 - **3 Trail Entries**
 - **4 Monuments**
 - **2 Areas of Toby's Trail**
 - **Corner of Horizon and Coastline**
 - **Portion of the slope on Horizon (by Hillside)**
 - **Portion of upper slope on Hillside**
 - **Portion of slope on Sunnyhill (by Hillside)**
- **New plants were approved by the Capri Landscape Committee and selected due how well they would do on our slopes, they are drought tolerant, grow large in size, require low maintenance and some provide long lasting color that our homeowners requested.**
- **New plants were spaced apart to give room for maximum growth and to make our planting budget go farther.**



Replanted flowers at Capri Monuments



Landscaping along Horizon



New planting along Toby's Trail.

Water Consumption

- Thanks to the micro-managing of our irrigation system by Fred Stickel and Nico Lioce, we saved \$19,300* over the prior year's water expense and that includes a few rate hikes.
- The Landscape Chair does a site assessment with Brickman's Account Manager and Site Manager on a monthly basis. Brickman provides us the following report after each walk:

* Calendar year 2014 versus 2015



QUALITY SITE ASSESSMENT REPORT

Property Name: Sunset Place HOA (Capri)

Date: Wednesday, December 02, 2015

Next Inspection Date: Wednesday, January 06, 2016

Client Attendees: Micheaux, Nico, Fred

Brickman Attendees: Michael Roberts, Carlos

CARRYOVER ITEMS (CheckBox = DONE):

- Remove vines from the wall and remove suckers.
- Trim the hedge and even it up vertically.
- Trim groundcover around irrigation box.
- Trim the top of the hedge making long sections.
- Trim back hedge and make top edge.
- Hand prune making edge and plant separation.
- Remove new growths from Cupania trees.
- Remove plumbago. Corner of Hillside and Sunnyhill.
- Trim and separate plant material.
- Check to add pressure to this backflow.
- Trim Pampas grass on association side. Remove new growths of Pampas grass and other weeds-grasses. Detail the area.
- Remove this dry portion. Hillside.
- Detail planter and dry kill Beemuda grass - 4285 Sunnyhill
- Trim back- 4305 Skyline
- Spray for Bermuda. 4280 Skyline.
- Add 1 sprinkler - 4280 Skyline.
- Add 1 sprinkler head - 4280 Skyline
- Spray Bougainvilleas for caterpillars on Telescope St.
- Cultivate soil on planter next to reservoir at the end of Skyline (left side).

MAINTENANCE ITEMS:

- 1) Water restrictions to 1 day per week. (Monday) Add (2) extra cycles to new planted areas until plants are established.
- 2) Shear off dead flower stalks on garlic across from Micheaux's house
- 3) Turn off bubbler system at Coastline Ave. Controller 5 sta. 9
- 4) Create smooth edge to separate ground covers on Coastline Ave.
- 5) Hedge plant material for even uniformity and trim back from walls. Image taken on Sunnyhill Dr.
- 6) Trim down grasses located along Coastline Ave.
- 7) Begin hedging of ficus vine along Coastline Ave.
- 8) Please check irrigation system at top of slope along Sunnyhill Dr. Risers on top of slope should be lowered or eliminated if coverage is not impaired.

QUALITY SITE ASSESSMENT REPORT

Maintenance Items

Shear off dead flower stalks on garlic across from Micheaux's house [1 / 15]



Turn off bubbler system at Coastline Ave. Controller 5 sta. 9 [2 / 15]



Create smooth edge to separate ground covers on Coastline Ave. [3 / 15]



Hedge plant material for even uniformity and trim back from walls. Image taken on Sunnyhill Dr. [4 / 15]



Next Landscape Committee Meeting

The next landscape committee meeting will be on Tuesday, February 9th at 3:30. This will be a “walking meeting” so landscape projects/goals can be identified and prioritized for the upcoming year.

Approval of 2015 Annual Meeting Minutes

- Minutes were mailed to homeowners with the voting package.
- Read aloud? (Yes / No)
- Motion to approve minutes as presented?

Minor change to Term of Board

- Board recommends change of Term from “January to December” to “March through end of March the following year”.
 - 12 Active Months per bylaws; one month handoff/advisory overlap with new board.
 - Aligns better with fiscal year and budgeting.
 - Moves election away from the Holiday Season.
- Non-binding hand vote of assembled members to advise incoming board.

Change to full HOA Management Services

- Lindsay currently only providing accounting support.
 - Rest of HOA duties fall on your board of directors.
 - Burnout / stuff doesn't get done due to overload
 - Resulting low participation in board
 - Lack of continuity
 - Lack of professional HOA service and support expertise
 - Board has interviewed Lindsay and two other candidates for full HOA Service and Support.
 - Board recommends proceeding with selection.
- Non-binding hand vote of assembled members to advise incoming board.

Vote on Amendment to CC&R's

- Change Article X, Section 4 from “75%” to “50% plus 1”.
- Why?
 - Existing CC&R's were written in 1986, and are outdated and in some cases conflict with current standards and laws.
 - As our community has matured, it's virtually impossible to pass a 75% hurdle.
 - Proposed amendment still requires approval by 71 homeowners for any CC&R changes; plenty of review and accountability.
 - An attainable hurdle would make it practical to conduct a legal review and potential updates and modernization of our CC&R's.
- **Announcement of results of ballot vote on Amendment.** (105 affirmative votes needed to pass.)

Election of Directors for 2016

Candidates:

- Micheaux Hall (Current Landscaping Head)
- Julieta Thomas (Current Architectural Head)
- Courtney Krehbiel (Current Member at Large)
- Nick Brunski
- Ilah Herndon

> [Brief](#) comments from each candidate <

Announcement of Election Results



Vote on Excess Membership Income

Year End - A Motion that any amounts collected by or paid to the Association in excess of operating expenses for the year ended June 30, 2016 shall be applied against the operating fund deficit incurred in the prior year and any remaining excess will be applied against the subsequent year member assessments, as provided by IRS Revenue Ruling 70-604.

- Motion?
- Second?
- Vote

Other Issues

- Discussion of other issues which are properly and respectfully brought before the assembly.
- Speakers need to sign-in and list brief outline of topic for official recording in minutes.
- BE NICE!

ADJOURNMENT

