



HOA Board Of Directors meeting – March 25, 2019

Present: Debra Castro, Randy Vogel, Hilda Banyon, David White

Also Present: Barbara Johnson, Ann Harris, Shirley Ekvall, Romane Roman, Gordon Minier, Ken Huettl, Frieda Vogel, Barbara Gould

CALL TO ORDER: President Castro called the meeting to order at 4:30 p.m.

APPROVAL OF MINUTES: Previously approved via email

COMMITTEE REPORTS:

Finance: Treasurer White reported that he is going through mounds of paperwork and has not had the opportunity to research budget items for this month. The items he will check into and report back on are: Professional fees –approx \$600 over budget; unbudgeted Pool expense of \$1350. White indicated that a contract has been given to complete the 2017 audit and asked that the Board approve having the same firm complete the 2018 audit. Board Agreed.

Motion by White, 2nd by Vogel to approve the unaudited Feb 2019 financials as presented. Motion carried.

Pool: Vogel reporting for LeBakken, indicated that the sand has been changed which should be done every two years – cost \$500. He indicated that he has been provided bids from Shasta Pools and Swimming Pool Service & Repair. Upon Lebakken's return, Vogel will schedule a meeting to discuss moving forward with repairs, etc. The intent is that everything will be completed by October.

Landscape: Vogel reported on landscaping activity which included the installation of shrubs 100th Street to Via Linda; landscape and night scape lighting installed by the Via Linda planter; repairs to tiles on the Mountain View Entry; frost damage trimming approx. 60% completed; olive tree spraying completed 3/6; annual backflow testing completed 3/4. Vogel shared with the Board a picture of the new plant – Red Hot Flora – which has been approved by the ACC for planting in our community. It was suggested that we look at upgrading the entrances.

Acc: There were 6 inspections and architectural applications approved. Other ACC activity included: roof repair completed on the pool house; pool house was inspected for termites 3/25 and activity was found. Treatment is scheduled for around the first of May. Reflectors will be placed on both entry way curbs. Discussion of excessive and speeding traffic continues. ACC is researching ideas to discourage "drive through" traffic and speeding. Painting common walls, entry and pool will start around first of May. Vogel spoke with Cox regarding cables that have been left running through yards. Cox indicated they are waiting for "bury permits". It would be helpful if the homeowners call to check on scheduling

for the work. Reimbursement for storm damage trees still being discussed. The ACC suggests that the Board consider using percentage rate of value of home vs flat rate for establishing/funding the Capital reserve fund.

Communications: It was suggested that the ACC/Landscape Committee consider removal of olive trees on an annual basis utilizing funds that are budgeted but not spent. FYI, we have had 9 home sales since January.

President's Report: Castro reported the Board has appointed Gregg Schindel as new board member who will finish out Robin Silberman's term (12/2020). Gregg has previously owned twice in CdC and most recently has purchased John Bauer's home. Gregg will be at the April Board meeting.

NEW BUSINESS:

Reserve Account: After lengthy discussion, **Banyon made the motion for Treasurer White to do a review of the Reserve Study and determine what dollar amount – not to exceed \$11,000 – should be moved into the Capital Reserve account. Second by Vogel. Motion carried.** White will set up the new account at Chase Bank and advise the \$ amount that he will have transferred from our checking/savings account.

CC&R's Review: The Board will review the CC&R's and where needed make recommendations to be sent to our attorney to review and provide updates/amendments where needed. The Board will split up the CC&R's for the review over the summer. Banyon will send out a schedule to Board members.

HOMEOWNERS FORUM:

Shirley Ekvall asked permission to purchase a "sandwich board" to put outside the pool area announcing pool party's, etc. **Board approved.**

Shirley Ekvall will oversee the workday event. Vogel suggested that this be started in the fall and that suggestions from homeowners be obtained. It was suggested that this group consider painting the curb address numbers.

Inquiry as to when the sail will be put up around the pool. Vogel indicated that we are waiting until after the pool is inspected to have it put up.

Next meeting: April 15, 2019 4:30 at the pool

Meeting adjourned: 5:08p.m.

Respectfully submitted,

Hilda Banyon

Secretary