

**RANCHO FANITA OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 4, 2016  
MINUTES**

The Rancho Fanita Owners Association Meeting was called to order by Vice President Kris Walsh at 6:10 p.m. in the office of Professional HOA Consultants located at 8181 Mission Gorge Road, Suite C, San Diego, CA 92120.

<b>Directors Present:</b>	Kris Walsh	Vice President
	Mark Jenson	Secretary
	Sonia Gaiane	Treasurer
<b>Directors Absent:</b>	David Gibson	President
<b>Also Present:</b>	Brittany Vik	Community Manager

**OPEN FORUM**

No items were brought before the Board at this time.

**MEETING MINUTES**

The Board reviewed the Open Session Meeting Minutes of February 16, 2016 and upon a motion made (Walsh), seconded (Gaiane) and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of February 16, 2016 and upon a motion made (Walsh), seconded (Gaiane) and carried, the Board approved the Minutes as presented.

The Board reviewed the Open Session Meeting Minutes of March 16, 2016 and upon a motion made (Walsh), seconded (Gaiane) and carried, the Board approved the Minutes as presented.

The Board reviewed the Open Session Meeting Minutes of April 6, 2016 and upon a motion made (Walsh), seconded (Gaiane) and carried, the Board approved the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of April 6, 2016 and upon a motion made (Walsh), seconded (Gaiane) and carried, the Board approved the Minutes as presented.

**FINANCIAL REPORT**

Upon a motion made (Walsh), seconded (Gaiane) and carried, the Board moved to table the December 31, 2015, January 31, 2016 and February 29, 2016 Financial Reports for further review and approval at the next Board Meeting.

Upon a motion made (Walsh), seconded (Gaiane) and carried, the Board moved to table the draft 2015 Audit for further review and approval at the next Board Meeting.

**COMMITTEE REPORTS**

**Architectural**

**Lot 48:** An application was submitted by the Homeowner to remove the grass from the front yard and replace with rock and drought tolerant plants and install slate pavers leading up to the front of the house. After discussion, upon a motion made (Walsh), seconded (Jenson) and carried, the Board approved the proposal as presented.

**Lot 55:** An application was submitted by the Homeowner to replace five (5) panels of wind damaged fence between 9154 and 9156 Paseo Cresta and a single fence panel facing Paseo Cresta with Redwood fence panels. After discussion, upon a motion made (Walsh), seconded (Gaiane) and carried, the Board approved the proposal as presented.

### **Maintenance**

The Board discussed installing a camera on the light pole down at the end curve of Paseo Ladera by the gate. After discussion, upon a motion made (Jenson), seconded (Walsh) and carried, the Board moved to table this item indefinitely to address more urgent, costly issues.

### **Landscape**

The Board reviewed 2016 tree trimming proposals from three (3) different tree trimming companies. After discussion, upon a motion made (Jenson), seconded (Gaiane) and carried, the Board approved the proposal from Green Horizons for \$4,215.00 as presented. It was noted that there have been performance issues in the past with the Green Horizons tree trimming division. Mark Jenson volunteered to oversee the project to ensure that it is executed properly.

The Board reviewed a proposal from Patriot Plus to replace one of the tiered landscape lights along the path that goes from Paseo Ladera up to the gazebo. The Board instructed Management to obtain a proposal from Patriot Plus to replace the old, broken lights with an option for LED lights. The Board would also like to replace the light that was removed at the top by the gazebo.

### **Pool**

The Board reviewed a report of findings and observations from HubSubs, Inc. after they conducted the pool drain jetting. It was recommended that the Board replace the defective drain covers. After discussion, upon a motion made (Walsh), seconded (Jenson) and carried, the Board approved HubSubs, Inc. to replace the defective drain covers for \$300.00.

The Board reviewed proposals to replace the two (2) cracked pool skimmers. It was noted that the pool deck needs work done and it may be easier for the skimmers and the pool deck to be renovated at the same time. Management was instructed to contact Life Deck to inspect the pool deck and provide a proposal for the necessary repairs.

The Board reviewed proposals to repair the damaged sections of wood on the awning over the pool area bathrooms. The Board agreed that there are other more urgent and costly items that need to be repaired at this time. After discussion, upon a motion made (Jenson), seconded (Walsh) and carried, the Board moved to table this item indefinitely.

The Board reviewed a proposal from Premium Roof Services to repair the sagging portion of the left side of the tile roof on the pool bathrooms. Mark Jenson advised that he would like to look at the severity of the sagging before approving any repairs. This item will remain on hold until the next meeting.

### **UNFINISHED BUSINESS**

#### **Asphalt Repairs**

It was noted that the sealcoat work that AMS Paving did in the first phase of the community is unsatisfactory. The second phase is scheduled to occur on May 26-27. The Board asked Management to obtain a proposal from an asphalt consultant to inspect the work that was done and provide a written report of their findings.

### **ADJOURNMENT**

With there being no further business to come before the Board, upon a motion made (Walsh), seconded (Jenson) and carried, the meeting was adjourned to the Executive Session at 7:38 p.m. to review the violation walkthrough, the delinquency report and Homeowner correspondence.

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**Secretary**

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**Date**