

## **SUMMARY OF MINUTES**

**January 24, 2018**

### **MEMBER PARTICIPATION**

- A.** An owner feels that the Association should negotiate with Mario Martinez Landscaping to do the slope renovation work over a period of time without a special assessment.
- B.** An owner feels we should go back to the ground cover that was originally there and use as much as possible in the landscaping.
- C.** An owner volunteered to assist the Board on this matter and was turned down. He feels that the Board has their own agenda for the slope renovation project.
- D.** An owner expressed his appreciation for those who have worked on the landscape over the years including Al Benner, John Frank and Donna Mancuso.

### **FINANCIAL REPORT**

- A. Review Financial Statement** – We currently have about \$119,760 in the bank.
- B. Delinquent Accounts** – There are still the two long term delinquent accounts. There are 4 others who have not paid their last assessment. They have received late fees.

### **MAINTENANCE REPORT**

- A. Landscape Report** – It was reported that the landscaper has trimmed and cleaned up most of the smaller trees in the Association. He's also been trimming the shrubs. The ice plant is starting to come back in some areas. They are replacing broken sprinklers as needed.
- B. Bids for Slope Renovation Project** – It was reported that 3 bids were received for the slope renovation work based on the bid packet that was sent out to contractors. The Board discussed the bids received. A lengthy discussion ensued between the Board and the owners present over the bids and what work should be done to the slopes. The consensus of the Board was that the bids received were too high to proceed with as submitted and that the Board has a fiduciary responsibility to ensure that the Association funds are used wisely. The Board also wants to be sure that there is a master plan for the entire project so that there is continuity with what is being planted throughout the Association. Discussion on an alternate bid from Mario Martinez Landscaping and how to fund this work. Discussion on the proposed irrigation controllers. It was stated that the reason for the new controllers is to be able to add more irrigation valves without having to trench for wiring to add more valves. The Board advised that if the project is done with a special assessment the cost of recording the special assessment on each lot in the Association would cost an additional \$300 per home.  
A motion was duly made and seconded to authorize the President to enter into negotiations with Mario Martinez Landscape, along with Sandy Punch and Tony Lawson from ADL Planning, to start implementing Option 3, per ADL's design, doing one sprinkler zone at a time as funds are available. The President shall negotiate a price for each zone which will be approved by the Board before installation starts. Santa Victoria between the entry of the HOA and Santa Petra will be the first area to be done, if it is all one sprinkler zone, and should start as soon as possible. Highland Drive will be the second zone to be done. The Board will determine the installation sequence of remaining zones. The Board would also direct Bill MacConnell and Jim Llovera to look into securing a \$100,000 loan based on the annual Association fees without having a special assessment. The Board also authorized the President to negotiate with ADL Planning for a bid for assistance in installation of the slope irrigation system and planting. Motion carried. We will attempt to have the bids to present at the next meeting.
- C. Status of Removal of Large Tree Stumps** – It was reported that the contractor still has not come out to do the work. We will continue to follow up.

### **UNFINISHED BUSINESS**

- A. Development of Standards for Homeowner Landscape and Submittal Process** – This will be presented at a future meeting.
- B. Financial Plan for Association** – A Board member presented a model and made projections for future income and expenses. Discussion. The Board thanked him for his work.

**NEXT MEETING: Wednesday, February 28, 2018 at 6:30 p.m.**