

Summary of Minutes from 10/28/15

UNFINISHED BUSINESS

- A. Proposed Policy on Restricting Short Term Rentals and Proposed Enforcement Policy** - The Board mailed out to all owners the approved language for new policies that would limit short term rentals to not less than 30 days and to set out an Enforcement Policy and Fine Schedule to deal with violations of the PC&R's. It has been over 30 days since these policies were sent out for member input. While most owners that have addressed the Board on these issues were in favor of the policies, there were a few who were not. Discussion. A motion was duly made and seconded to adopt the policy on restricting short term rentals to not less than 30 days and adopting the Enforcement Policy and Fine Schedule as presented. Motion carried. These policies will go into effect as of 12/1/15 and owners will be notified of these new policies. Discussion on putting forth an amendment to the PC&R's on these issues as was discussed at the last meeting. It was decided not to move forward with this at this time.
- B. Owners Not Maintaining Slopes** – There was an issue raised about owners who do not allow the Association to maintain their slope area. Discussion. No action taken at this time.

FINANCIAL REPORT

- A. Review Financial Statement** – The financial statement for September was reviewed.
- B. Delinquent Accounts** – Only 2 accounts are severely past due and have been liened. Discussion on possibly going to Small Claims Court on these accounts. The Board will look into this further and report back at the next meeting. It was suggested that a demand letter be sent first to these owners offering them a payment plan.
- C. Storing Association Files** – It was suggested that we digitize all the records and store them in the Cloud.

MAINTENANCE REPORT ... Al Benner

- A. Status of Slope Work** – The slope preparation work has begun and they are ready to plant some plants. A proposal was presented for monthly costs or a total project cost to do the plants, mulch and labor over the next 3 months. A motion was duly made and seconded to approve up to \$41,585 for the slope renovation work for this year. Discussion. Motion carried. This is within the budgeted amount for this work.
- B. Review by Arborist** – It was reported that the arborist was to be out and we are awaiting his report.
- C.** An issue with discharge from a brow ditch onto another property was discussed.
- D. Renovation of Entry Monuments** – It was reported that we have a contract with Pro-Scape for \$9,160 to do the three entry monument wall renovations. The Board had previously approved up to \$12,000 for the entry monuments.

NEW BUSINESS

- A.** There was a question about the El Nino storms that are anticipated and any action we may need to take in preparation. Discussion. The general consensus is that there is nothing to be done at this time.

Due to the upcoming holidays, the November and December Board meetings were cancelled and combined into one meeting on **Wednesday, December 9, 2015 at 6:30 p.m. at the Devereaux home (1122 Santa Luisa Dr.)**.