

Summary of Minutes for December 9, 2015

UNFINISHED BUSINESS

Policy on Restricting Short Term Rentals and Proposed Enforcement Policy - The approved policies were mailed to all non-resident owners and hand-delivered to all residents in early November.

FINANCIAL REPORT

Delinquent Accounts – Only 2 accounts are severely past due and have been liened. There are two others who have not paid their last billing. The bookkeeper is following up to insure that we have the current mailing address. At the last meeting the Board discussed going to Small Claims court. A motion was duly made and seconded to authorize the Treasurer to proceed with the Small Claims action on these two owners and send the demand letter as the first step. Discussion. Motion carried.

Storing Association Files – The Board decided to store all Association related documents in a Cloud account.

MAINTENANCE REPORT ... Al Benner

Status of Slope Work – It was reported that little maintenance work has been done since they are focusing on replanting the slopes. The entire project was walked and it will take about 40 days for the crew to go through the entire project to do clean up, etc. The brow ditches were full after the last storm and they have been cleaned out.

Landscape Contract - Discussion on the landscape contract and the hours specified. When we re-negotiate the contract we will clarify the work hours. It was also noted by some Board members that the contractor does not return their calls or emails.

Review by Arborist/Bids for Tree Work – The arborist report from October was put out to bid and there were 59 trees identified, with 11 of them to be removed. It was felt that 4 of these trees did not need to be removed at this time as they are very far down the slopes and do not impact any homes. The Board approved up to \$20,000 to have the tree work done.

Renovation of Entry Monuments – The masonry work on the entry walls is done and looks very good. Additional lighting will be needed on the wall due to the curvature of the wall. We need to get the electrician out next to install the lights. Discussion on the lettering. The Board agreed to the bronze lettering and the additional lighting. The total cost will still come in under budget.

COVENANTS/ARCHITECTURAL REPORT

Storage Pods – We have received a complaint about a storage pod on a driveway. Discussion. The PC&R's do not allow storage on the driveway. The Board will send a letter to the owner giving them 30 days to remove the pod.

NEXT MEETING: Wednesday, January 27, 2016 at 6:30 p.m. at the Lomas Santa Fe Country Club