

Summary of Board Meeting Minutes August 26, 2015

MEMBER PARTICIPATION (Under this section the following topics were discussed:)

- A. An owner submitted an architectural application for improvements to his home that will add a second story of about 1200 sq. ft.
- B. An owner addressed the Board regarding the water issues in San Diego.
- C. An owner complimented the Board on the newsletter that was sent out with the billing.
- D. An owner asked why the Board changed the landscape contractors. The Board stated that the landscape contractor we have had for many years did not have a contractor's license and was asking for a substantial increase in the contract amount. The Board went out for bids and received a total of 4 bids. They checked all the references and selected a new contractor.
- E. An owner addressed the Board regarding bike lanes on our streets.

UNFINISHED BUSINESS

- A. **Proposed Policy on Restricting Short Term Rentals** – The Board met with the attorney on this matter and the attorney drafted a proposed resolution. The policy would need to be approved by the Board and then mailed out to the owners for input and after 30 days the Board could then vote to adopt the policy. The Board approved the wording of the policy with a minimum of 30 days for any lease on a home in the development.
- B. **Proposed Enforcement Policy/Fine Schedule** – The Board met with the attorney on this matter and prepared a proposed policy. The Board approved the wording of the policy with the fine amounts to be \$100 for the first offense, \$200 for the second offense and \$500 for the third offense. The policy will be sent to all owners, giving them 30 days to give input on the proposed policy before the Board votes to adopt it.
- C. **Golfers on Slopes** – The Boards talked with the golf course representative about the issue of golfers urinating on the slopes. They removed one bush that was being utilized by the golfers and will post signs.
- D. **Owners Not Maintaining Slopes** – The Board reviewed some slope areas that are overgrown. They will talk with the owners and explain the fire danger and then get our landscaper in to clean up the property.

FINANCIAL REPORT ... Bill MacConnell

- A. **Review Financial Statement** – It was reported that Ron Watts of Landmark Business Services has retired and closed his business. He has turned our account over to Mother Lode Bookkeeping with the same terms and monthly payment. They have been doing the books since August 1, 2015. The Board agreed to changing the address for the billing to go to Mother Lode Bookkeeping and eliminate the P.O. Box.
- B. **Delinquent Accounts** – Only 2 accounts are severely past due and have been liened.
- C. **Possible Special Assessment** – The Board has discussed this idea to expedite the relandscaping of the slopes. It was felt that this is not needed at this time.

MAINTENANCE REPORT

- A. **Status of Slope Work** – We will start the planting work again on the next phase at the end of October and beginning of November. We hope to complete all the planting work in this next phase by December.
- B. **Change to New Landscape Maintenance Contract** – Pro-Scape will take over the contract as of September 1, 2015.
- C. **Renovation of Entry Monuments** – We are getting a bid from Pro-Scape for this work since we cannot use the worker that works for Martinez Landscaping since he would not be licensed.

MEMBERSHIP & SOCIAL REPORT

Newsletter – The newsletter was distributed to all owners along with the last billing statement that was mailed out. It cost \$274 to have it printed and folded. It was also posted on the website. We will also hand deliver the newsletter to the rental properties. Discussion on having the newsletter done quarterly.