

Summary of Minutes

October 26, 2016

FINANCIAL REPORT

- **Review Financial Statement** – We don't have the current financial statement, but we have around \$124,000 in our accounts.
- **Delinquent Accounts** – There are still the two long term delinquent accounts.

MAINTENANCE REPORT

- **Status of Slope Work/Funding Approval for Slope Planting** – Discussion on approved funds to plant the Highland slope for up to \$4000 for erosion control and to add more plants on Santa Victoria under the Eucalyptus trees for \$100. Discussion. It was felt that we should not proceed with this planting since we are looking to redesign all the slopes. It was suggested that we use straw wattles for erosion control on the Highland slope if necessary.
- It was reported that there is still a water leak on the horseshoe area that they are trying to locate. They have repaired the irrigation leak on Santa Camelia. There have been some problems with owners not allowing the maintenance crew access through the backyards to do maintenance on the slopes. We will put a reminder in the next newsletter.
- **Committee to Research Plant and Tree Recommendations/Slope Renovation Work** – It was reported that the specifications were sent out to 9 contractors. Four of them are submitting bids for the Board to review.
- **Report from Arborist** – It was reported that we have received the report from the arborist. It is recommended that we trim approximately 35 trees and remove 2 trees.
- **Tree Trimming/Removal Bids** – It was reported that he has specifications and will send out requests for bids to several licensed tree contractors. The Board approved.
- **Request for Tree Removals** – Two owners who have trees scheduled for trimming are asking that the trees be removed. The Board decided to allow these owners to pay the difference between the cost of trimming the tree and the cost of removing the tree, with the HOA to pay for the replacement tree.

COVENANTS/ARCHITECTURAL REPORT

- **Appoint Third Member to Committee** – The Board appointed Mike Dunn to the ARC.
- **Slope Setback Variance Request for 555 Santa Victoria** – The owners have submitted a revised plan to build a one story addition to their home within the 15 foot setback from the pad. The addition would have one corner that would fall about 2 feet into the setback area. The neighbors and City have approved of the revised plan. This plan was approved by the Board.
- **Request for Variance from PC&R's for 1241 Santa Luisa** – The owners have submitted a plan to install a gazebo within the 15 foot setback from the pad. No views would be affected and the neighbors have approved the plan. Discussion. The plan was approved by the Board.
- **Trees installed behind 1253 Santa Luisa on Slope** – This owner has installed a row of trees at the top of the slope that is blocking the irrigation line. Discussion. We will ask our attorney about this matter before we send them a letter.

MEMBERSHIP & SOCIAL REPORT

- **Information Form for Renters** – It was reported that Mother Lode Bookkeeping was sending out a letter to all off-site mailing addresses requesting these owners to complete the Information Form for Renters and return it to the HOA if they are renting out their home. This form will also be sent to any new owners with off-site mailing addresses.

UNFINISHED BUSINESS

- **Vote to Adopt Revised Board Policies** – The Board voted to adopt the Revised Board Policies that were put out for member review in August.
- **Status of Title Search on Properties for Maintenance Easement** – We do not have an update at this time.
- **Trees Blocking Views at 1128 Santa Luisa** – It was reported that the complaining neighbor has asked for us to hold off on this matter at this time.

NEW BUSINESS

- **Funds to Scan Historical Documents** – The Board approved up to \$1000 to digitize all historical HOA documents to be stored online for the Board to view as needed.

**NEXT MEETING: Wednesday, Nov. 16, 2016 at 6:30 p.m. at the home of Erwin Willis
(429 Santa Victoria)**