

Summary of Minutes

January 27, 2016

MEMBER PARTICIPATION

- A. The buyer of a home at 1544 Santa Elena and wanted to attend and observe. He asked some general questions about the community. There is some question about the drainage behind the property, but we are unsure if the owners in question have made the repairs.
- B. An owner called into the Board to discuss some windows he installed in his home that the next door neighbor objects to.
- C. An owner stated that the landscapers have not been on her slope area in 3 months. She was advised that the landscaper has been doing the slope renovation work and will be addressing her slope area next. The trees on her slope will be addressed in the next few weeks by another contractor.

FINANCIAL REPORT

- A. **Review Financial Statement** – The financial statement for December 2015 was reviewed. It is projected that when all the work on slopes and entry monuments are done the bank balance will not go lower than \$50,000 before the next billing to go out in mid-February.
- B. **Delinquent Accounts** – Only 2 accounts are severely past due and have been liened. Demand letters were mailed out to both owners as the Board approved at the last meeting. One of the owners called and wants to pay, but has had some financial difficulties. She will call back in a few days and will work up a payment plan.

MAINTENANCE REPORT

- A. **Status of Slope Work** – It was reported that the planting work that was approved has been completed. There are two more loads of mulch to be delivered. There was a leak in the irrigation on Santa Luisa that was found today and will be repaired immediately. The Board complimented Mr. Benner on the appearance of these slopes.
- B. **Scope of Slope Maintenance Work that the HOA is to do** – The Board is looking into the drainage swales in the community to determine who is responsible for these swales. There is damage to some of them that will need to be addressed. The Board will check the recorded easements and the City plans to see if we can determine responsibility.
- C. **Landscape Contract Issues** – We are still having issues with communication with Pro-Scape. We did not pay the full amount of the last maintenance billing due to issues of how many hours the workers are on-site.
- D. **Renovation of Entry Monuments** – It was reported that the lettering should be done in the next few weeks, along with the lights.

COVENANTS/ARCHITECTURAL REPORT

Storage Pods – A letter was sent to an owner asking them to remove the storage pod on their property by 1/15/16. The pod is still there, but the house is for sale. We will table this issue until next month.

NEXT MEETING: Wednesday, February 24, 2016 at 6:30 p.m. at the Lomas Santa Fe Country Club