

SUMMARY OF MINUTES

February 24, 2016

MEMBER PARTICIPATION

A lengthy discussion was held with regard to a brow ditch behind about 10 homes and it's connection to another ditch in another development. The discussion centered on who was responsible for maintaining the brow ditches on the slopes.

FINANCIAL REPORT

- A. Review Financial Statement** - The financial statement was reviewed. We currently have a cash balance of about \$106,000, which includes \$41,000 in the money market account. We have received notice from SDG&E that their rates will be going up. However, our water bill has gone down due to less water use.
- B. Delinquent Accounts** – Demand letters were previously sent out to two owners. We did hear from one owner that said they would pay, but have not. The second owner did not respond to the certified letter that was sent. The Board will proceed with Small Claims action to recover the delinquent assessments.

MAINTENANCE REPORT

- A. Status of Slope Work** – The landscaper is checking all valve boxes, as many have been buried under dirt. They are cleaning them out and checking for leaks. The replanting work has been done on Santa Victoria.
There was a complaint about the landscape workers not doing their job from back in October. The Board stated that a map of maintenance zones has been created and we are trying to track the location of the landscapers at all times.
- B. Scope of Slope Maintenance Work that the Association is Responsible For** - The Association is trying to determine what the Association is responsible for where drainage occurs on the slopes. The Board approved getting a bid from a contractor to clean out the brow ditch and rip-rap in the area of contention, but not do any hardscape improvements to the Board. The Board will also with their attorney on this matter.
- C. Landscape Contract Issues** - The Board has been monitoring the landscaper to insure they are abiding by the contract hours. A map with zones will be posted on website and homeowners are encouraged to share their observances.
- D. Status of Approved Tree Work** – The trimming of the approximate 60 trees that were on the arborist report is almost completed. However, there are downed trees due to the storms and the Board approved having these removed for an additional \$3800.
- E. Renovation of Entry Monument Areas** – It was reported that they purchased 6 led up-lights and 3 photocells will be installed once lettering goes up. The new lettering should be up in 2-3 weeks. After that the photocells and up-lights will be hooked up. The old letters and lights will be recycled.

COVENANTS/ARCHITECTURAL REPORT ... It was reported that the storage pod in the driveway has been removed.

NEW BUSINESS

- A. Board of Elections in June** – Seeking candidates for the Board for the upcoming elections.
- B. Communications Between Homeowners, Mother Lode Bookkeeping and the Board**
The Board is setting up an email account on the website so owners can email the Board directly. A Board member will monitor the account.

NEXT MEETING: Wednesday, March 30, 2013 at 6:30 p.m. at the Lomas Santa Fe Country Club.