

SUMMARY OF MINUTES

March 30, 2016

MEMBER PARTICIPATION

An owner reported that the middle of the slope by his home appears to be dying. He contacted Pro-Scape and they said there is a broken valve and they are awaiting parts. The Board confirmed that this is the problem and Pro-Scape is supposed to be hand-watering in the meantime.

FINANCIAL REPORT

Review Financial Statement - The financial statement was reviewed. We have about \$157,000 in the cash. Out of that there is \$41,000 in the Reserves. Discussion.

Delinquent Accounts – Just a few people have not paid the current assessment. Small Claims filing was done against the 2 owners who are severely delinquent. Once we get the paperwork back, then we will use the process server to serve notice to both parties.

MAINTENANCE REPORT

Status of Slope Work

- There was a problem with the billing from Pro-Scape that is being addressed.
- There are two controllers that are not working and need to be replaced. The replacement cost will be about \$1500 each. There are a total of 8 controllers on the property.
- There is still a water leak on Santa Camelia. There are also a couple of valves that are broken. The parts are on order and Pro-Scape is hand-watering in the meantime. The water bills continue to be lower.
- The Board is extremely frustrated with the lack of response from Pro-Scape when he contacts them. Discussion on how to address the problem.

Scope of Slope Maintenance Work that the Association is to do/Repairs to Concrete Swales -

We spoke with the golf course regarding the brow ditch. The golf course wants to contract directly with Pro-Scape to make the repairs since the majority of the ditch is on their property. We rescheduled the clean-up in the rip-rap for the week of April 4.

Status of Approved Tree Work – The tree contractor is almost done but still needs to remove one tree stump. Over the past several years we have removed a lot of trees but have not been replacing them. The Board needs to decide if we want to start a replacement program.

Renovation of Entry Monument Areas – The lettering was installed on the signs. We are still waiting for the lighting to be installed and then the rock in front of the monuments will be installed.

MEMBERSHIP & SOCIAL REPORT

Board Email Account – It was reported that the account has been set up and a Board member is checking the emails daily and forwards them to the appropriate party to address. It was suggested that we put something on the website about common questions.

UNFINISHED BUSINESS

Board Elections in June/Annual Meeting – The Annual Meeting will be in June. Three of the current Board members will not be running for re-election. A letter will be taken around to all owners soliciting candidates for the Board and help with the slope maintenance committee. **Maintenance Policy** – The Board is reviewing a proposed update to the Maintenance Policy. **Attorney Bill** – The Board approved payment of a bill from the attorney on a legal matter.

NEW BUSINESS

Insurance Renewal – The Association insurance renews as of April 1, 2016.

NEXT MEETING: **Wednesday, April 27, 2013 at 6:30 p.m. at the Lomas Santa Fe Country Club.**