

## Summary of Minutes

May 25, 2016

### MEMBER PARTICIPATION

An owner has noted more airplane noises in the neighborhood. He would like to form a committee to investigate this matter further and report back to the Board.

She also complained about the noise from gardeners for individual owners in the area and suggested they only be allowed to work the same two days each week.

### FINANCIAL REPORT

A. Review Financial Statement - The financial statement was reviewed.

B. Delinquent Accounts – We have two owners that are excessively delinquent. We have filed Small Claims action against these two owners. The cases were heard yesterday and neither of the owners showed up. So the Association won both cases. These judgments will appear on their credit report. We will follow up to see how we can collect these judgments.

C. Budget – The Board reviewed and approved the proposed budget with an increase in the assessments and dues by 7%.

### MAINTENANCE REPORT

A. Status of Slope Work – The work is on track. The irrigation problem on Santa Camelia has been repaired. We will be putting a map in the newsletter showing the areas that we plan to replant in the next year. Discussion on also planting larger plants on the steeper slopes to cover better and faster.

B. Repairs to Concrete Swales - It was reported that the work of installing the rip-rap in the swale area has been completed. The golf course is supposed to work with our landscaper to repair the concrete swale, with the golf course paying the majority of the repair costs.

C. Tree Replacements – Discussion on replacing the trees that were removed with native plants. We need to have a committee to decide what trees/plants should be planted.

D. Renovation of Entry Monument Areas/Agreement with City – The work has been done. The Board thanked Sarah Devereaux and Don Schuccard.

E. It was suggested that we remove the Agapanthas along the bottom of Santa Victoria and replace with a decomposed granite walkway. This could be done down the road.

### COVENANTS/ARCHITECTURAL REPORT ... Fred Dawn

Revise Architectural Application – At the last meeting the Board discussed updating the architectural application form to include information on the easement areas located on many of the lots. The revised form will be presented at the next meeting.

### MEMBERSHIP & SOCIAL REPORT

Newsletter – The newsletter was completed and mailed out.

### UNFINISHED BUSINESS

A. Board Elections in June/Suspension of Voting Rights for Delinquent Accounts – We currently have 7 candidates for the upcoming Board elections. The Annual Meeting will take place on Wednesday, June 22, 2016 at the Lomas Santa Fe Executive Clubhouse.

B. Review Proposed Slope Maintenance Policy – The Board needs to determine what we are and are not doing at this time in order to amend this policy. Discussion on allowing owners to plant approved plants on the slope behind their home.

### NEW BUSINESS

Information to New Owners – Discussion on how to be sure that new owners have a copy of the PC&R's and other information. These documents are provided in escrow. We will modify our welcome letter to stress the need for architectural approval.

NEXT MEETING: **Wednesday, June 22, 2016 at 6:30 p.m. at the Lomas Santa Fe Executive Golf Course Clubhouse.**