

Summary of Minutes

June 22, 2016

ESTABLISH QUORUM AND INTRODUCTION OF CURRENT BOARD MEMBERS

It was reported that a total of 113 ballots were received for the election, constituting a quorum. The current Board members present introduced themselves.

OFFICER AND CHAIR REPORTS:

- A. Entry Monument Renovations** – The Board thanked Don Schucard for all his work on the new monuments. The owners expressed their appreciation for the way the monuments look.
- B. Slope Renovation Update** – It was reported that the next planting season will begin in December. We will concentrate on the most visible areas first. We will continue to use the same types of plants on the slopes. The gardeners on-site seem to be doing a very good job. Some broken irrigation lines have been found and repaired. The water costs have been cut in half. About every 35-40 days the landscapers go through all the slopes to weed, etc. The shared brow ditch between the golf course and our Association has become damaged. We approached the golf course about the issue and they want to make all the repairs themselves since they have to remove several trees to address the root damage problems.
- C. Treasurer's Report** – It was reported that we are in good financial shape. We have a couple of delinquent accounts. The annual budget was approved at the last meeting with an increase of 7%, effective 7/1/16. The additional funds will be used for the slope renovation work. The Association is budgeting about \$50,000 a year for the slope renovations. We have an annual budget of \$10,000 for tree trimming and \$5,000 for tree replacements.

OPEN DISCUSSION: MEMBER INPUT

- An owner does not feel that the landscapers are doing a good job. He also does not feel that they are here as much of the time as their contract calls for. He cited examples of areas that do not look good and need attention. He was asked to provide specific information on areas in question to the Board.
- An owner feels that the landscaper should have someone out at the site to manage the crew.
- An owner asked about the landscape contract and if it is on an hourly rate. He has researched the cost of landscapers and found it to be about \$28 per hour with all the benefits, taxes, etc. The Board stated that we pay less than that for our current landscaper.
- An owner thanked the Board for all the work on the slopes and the new entryways.
- An owner asked about the irrigation. She wanted to know about reclaimed water. The Board explained that we do not have reclaimed water available to us. The new plants we are installing are drought tolerant and do not need as much water. We have moisture meters in the ground and we monitor the slopes all the time.
- An owner on the Santa Elena slope feels that the new plants on that slope look very bad and there is no mulch. The Board will also look at mulching this slope and into other types of plants for this slope, including Bougainvillea, that were suggested.
- An owner agrees that the slopes do not look as good as they used to. The Board stated that part of the problem is the water restrictions that have limited how much water we can put down on the slope and changing the slopes over from the ice plant to native plants. Also, the ice plant is reaching the end of its life.
- An owner asked about an issue with a neighbor in the side yard easement. The ARC is looking into this issue.
- An owner asked if the Board would be having an arborist out again this year. The Board stated that this is done annually in the fall. The owner asked about whether we have a fire marshal that surveys our property. The Board stated that this is the responsibility of the City.
- An owner asked if there is a regulation on the number of homes that can be rented in the association. The Board stated that there is not, but we only appear to have about 23 rentals.

RESULTS OF ELECTION OF DIRECTORS

The following persons were elected to the Board for the coming year: Erwin Willis, President; Paul Sagar, Vice President; Beckie Samuels, Secretary; Bill MacConnell – Treasurer; Mike Dunn - Director; James Llovera – Director; and John Porter – Director.

NEXT BOARD MEETING: Wednesday, July 27, 2016 at 6:30 p.m. at the Lomas Santa Fe Country Club.