

Summary of Minutes

August 24, 2016

MEMBER PARTICIPATION

- A. An owner submitted an application for a room addition. However, in discussing the plans it was noted that the room addition will be within 5 feet of the top of the slope. He was advised that the Second Amendment of PC&R's (from November 1995) state that he is not allowed to build within 15 feet of the top of the slope. The Board will be sending him a Cease and Desist Notice after this meeting to stop all work.
- B. Owners complained about a property where an owner is denying access to the slope area for maintenance. The owner has planted on the slope and the plants are blocking the view of the neighbor. This will be discussed under New Business.

FINANCIAL REPORT

- A. The new billing will go out in September with the 7% increase that the previous Board approved.
- B. The Board decided to continue to keep the Association post office box.

MAINTENANCE REPORT

- A. **Status of Slope Work** – The maintenance work continues on the slopes. There were 3 back flow devices that had to be repaired for \$450. This was approved.
- B. **Status of Repairs to Concrete Swale by Golf Course** - The golf course will begin work within the next 6 weeks or so on the repairs to the swale on their property. They will first remove the trees that are causing the damage. There is one section of the brow ditch that is on our property that needs to be repaired. The Board approved the repairs for up to \$250.
- C. **Committee to Research Plant and Tree Recommendations/Slope Renovation Work** – The committee met to discuss the slope replanting work. They are recommending that we move forward with the specifications to get bids from landscape architects and to stop all the new planting work on the slope for this year. We will simply replace any of the new plants that have died on the slopes already. The Board approved these recommendations.
- D. **Status of Change in Landscape Maintenance Contractors** – The new contract with Loma Alta Landscaping have been executed. The new contractor will deal with the bee issues.
- E. **Plantings Installed by Homeowner on a Slope that Block Sprinklers**. – The owner has not responded to our letter. A violation notice will be sent to the owner.

MEMBERSHIP & SOCIAL REPORT

- A. **Newsletter** – A newsletter will go out with the billing.
- B. **Updating Association Website** – We are in the process of updating the website.

UNFINISHED BUSINESS

- A. **Revisions to Board Policies** – The Board approved the revised Board Policies and to make them available to all owners to review for at least 30 days. The Board will vote to adopt the revised Board Policies at the October Board meeting. We will post the revised copy on the website and let owners know that they can request a hard copy.
- B. **Upcoming Meeting Dates (9/21, 11/23, and 12/28)** – It was decided to cancel the December meeting. The November meeting would be on 11/16 at Erwin house. There will be no change in the meeting on 9/21/16.

NEW BUSINESS

- A. **Discussion on PC&R Enforcement** - Discussion on 3 properties in violation. The Board authorized the Board President to talk to the attorney on these issues and come back to the Board with recommendations.

NEXT MEETING: Wednesday, Sept. 21, 2016 at 6:30 p.m. at the Lomas Santa Fe Country Club.