

SUMMARY OF MINUTES

Oct. 25, 2017

BOARD RESIGNATION OF BECKIE SAMUELS AND APPOINTMENT OF REPLACEMENT

Beckie Samuels has sold her home and is moving from the area. She has tendered her resignation from the Board and the Architectural Committee, effective immediately. The Board appointed Ken Ayers to fill this vacancy on the Board.

MEMBER PARTICIPATION

An owner would like to have a tree on the neighbor's slope trimmed because it is shading his yard. The neighbor has agreed in writing to the trimming work and this owner will pay for the tree trimming. The Board approved.

FINANCIAL REPORT

- A. **Review Financial Statement** – We currently have about \$163,700 in the bank.
- B. **Delinquent Accounts** – There are still the two long term delinquent accounts. There are still several people who have not paid the latest billing. Late notices will be sent out next week.

MAINTENANCE REPORT

- A. **Status of New Landscaper** – It was reported that there was a main line water break and some broken sprinklers caused by the tree trimmers. The tree contractor will pay for all of these repairs. The new contractor has made extra trips to the dump to clean up the slopes. The overall appearance of the slopes is much improved.
- B. **Funding and Status of Slope Renovation Project Discussions with Owners** – It was reported that it looks like we can get 145 yes votes for the special assessment. Discussion on how the votes are split and the issues some owners have with the project.
- C. **Discussion on Bid of \$2500 from ADL for Development of Bid Documents** – The Board approved Option #3 for having plans drawn up by ADL for the bids to go out. ADL will assist in the review and refinement of the bids once received. The bid packet will be presented at the next Board meeting for the Board to approve for sending out to prospective bidders.
- D. **Status of Tree Trimming Work and the Proposed Work at 1223 Santa Luisa** – It was reported that the tree contractor is done with the trimming work, but there are a couple of trees yet to be removed. Some branches still need to be trimmed at 1223 Santa Luisa.
- E. **Bid of \$2500 to Remove Large Tree Stumps** – The Board approved a bid of \$2500 to remove large tree stumps and stump grind them in highly visible areas. More stumps may have to be removed at a later time.

COVENANTS/ARCHITECTURAL REPORT

- A. **Appointment of New Architectural Committee Member and Chair** – The ARC committee will consist of John Porter (Chair), Mike Dunn, and Ken Ayers.
- B. **Front Yard Landscaping at 513 Santa Victoria** – Owner has until 1/15/18 to complete the work and is progressing.
- C. **Status of Front Yard Landscaping at 1428 Santa Luisa** – The owner has made improvements to the landscaping since the last meeting and no further action is needed at this time.
- D. **Status of Recordable Agreements for Fences at 1547 Santa Sabina and 1539 Santa Sabina** – No action at this time.

UNFINISHED BUSINESS

- A. **Status of Association Website** – The website will convert over on Friday to the new site and we have a 5 year contract with Go Daddy to host the site.
- B. **Discussion on Development of Standards for Homeowner Landscape and Submittal Process** – This was tabled to next month.

NEW BUSINESS

- A. **Dates for Upcoming Board Meetings** – The November and December meetings will be combined into one meeting on 12/6/17.
- B. **Addendum to Secretarial Contract** – The Board approved the 2018 secretarial contract.

NEXT MEETING: **Wednesday, December 6, 2017 at 6:30 p.m.**