

SUMMARY OF MINUTES

March 22, 2017

FINANCIAL REPORT

- A. **Review Financial Statement** – We currently have about \$150,000 in the bank. We always keep at least \$50,000 in our reserves.
- B. **Delinquent Accounts** – The billing just went out. There are still the two long term delinquent accounts. All other accounts were current prior to the latest billing.

MAINTENANCE REPORT

- A. **Status of Slope Work:**
- On the walk through they found 2 trees that fell onto fences. The landscaper removed the limbs on the fence, but the areas still need to be cleaned up.
 - There is a leak on the Santa Marta irrigation system that they have yet to locate.
 - There has been no water usage for the past few months.
 - There was standing water at Santa Camelia due to drainage issues.
 - It was reported that the landscaper is using environmentally friendly herbicides on the slopes. They are trying to eliminate the need for using pesticides.
- B. **Slope Renovation Project/Work by Landscape Architect** – It was reported that the architect is in the review portion of the contract, reviewing the plans, the slopes, the irrigation system, soil testing, etc. which covers the first 6 weeks of the contract.
- C. **Status of Tree Work/Approval of Additional Cost** – The tree work is not yet done. The contractor has been doing the work slowly and has caused some damage to sprinklers and fences that he will be liable for repairing.
- D. **Homeowner Cost to Replace Trees that are Removed** – The current Tree Policy requires that owners who pay to have trees removed on their slopes have to pay for replacement trees. There are now 3 trees that were removed at the request of the homeowners and we need to get funds from the homeowners for replacement trees. The Board will determine the cost of installing a new tree at the next meeting.

COVENANTS/ARCHITECTURAL REPORT

- A. **Proposed Fence Guidelines/Approval to have the Attorney to Draft Recordable Agreement for Fences** – The Board approved having the attorney draft a recordable agreement for these fence variances. The Association will pay for the agreement and the homeowner will pay for having it recorded.
- B. **Variance Request for 1539 Santa Sabina for Fence and Construction Projects Noted at the Last Meeting** – The Board approved the variances as requested for the side wall, barbecue location and air conditioner enclosure. They also approved a variance for the rear fence location in accordance with the fencing guidelines.
- C. **Variance Request for 1543 Santa Elena for Drains on Slope** - The Board approved allowing the drains to remain since they have been there for 20 years, so long as this owner is responsible for all repairs to these drain lines and that the replacement line is buried 8 inches underground.

MEMBERSHIP & SOCIAL REPORT - It was reported that the newsletter went out with the billing.

UNFINISHED BUSINESS

- A. **Scanning Historical Documents** – It was reported that the files were all scanned and we have obtained a OneDrive cloud storage at no cost. These files will be accessible by Board members only.

NEW BUSINESS

- A. **Insurance Renewal** – The Board approved renewing the liability insurance for the year.
- B. **Board Elections in June** - All current Board members will run for re-election. The Board members will hand out a letter to solicit any other owners who want to run for election.

NEXT MEETING: Wednesday, April 26, 2017 at 6:30 p.m. at the Lomas Santa Fe Country Club