

SUMMARY OF MINUTES

February 28, 2018

MEMBER PARTICIPATION

- A. Percy Zelnick distributed a letter to the Board indicating inconsistencies in what the Board communicates with our homeowners. A copy of his statements is attached to these minutes.
- B. An owner stated that we had an excellent landscape committee that put in a lot of time in researching the proposals and getting facilitators to work on getting support for work on the slopes. She feels that the Association paid \$30,000 to a consultant who did not perform. She feels that the entire community needs to regroup and work to manage the project better and start over with a reasonable, modest plan that is affordable and can be implemented over time. She asked that the Board not consider any items such as loans, bids, etc. until a plan has been established.
- C. Another owner feels that the contract with ADL was mismanaged and asked what the Board plans to do to correct the issue so that this does not occur again. She asked who on the Board would be able to take over so that this miss-management does not reoccur.

FINANCIAL REPORT

- A. **Review Financial Statement** – The Board reviewed the current financial balances.
- B. **Delinquent Accounts** – There are still the two long term delinquent accounts. There are still a few owners who have not paid the last billing.

MAINTENANCE REPORT

- A. **Appoint New Landscape Chair** – The current chair has stepped down and was thanked by the Board for all her work. A new Landscape Chair was appointed by the Board.
- B. **Bids for Slope Renovation Project by Zone** – The Board reviewed the irrigation bids from Martinez Landscape to address the Highland slope first, then the Santa Victoria and San Mario entry areas second. The Board reviewed the details of the bid and approved proceeding with the irrigation work for these areas with the work to start as soon as possible and be completed in about 2 weeks. A new landscape architect was hired to review the project and work with the Landscape Committee to come up with a planting plan and plant pallet. The Board will review and approve that plan once it has been completed.
- C. The Board reviewed the contract from the original landscape architect and the Association has received a digital base map, a CAD drawing, a plant list, and the irrigation plan. We will get all the photos from the architect of the existing plants and trees that are labeled. The Board feels that the landscape contractor did provide all the requirements of the contract and did attend several meetings at no additional charge that were not a part of the original contract. The consensus of the Board was not to seek arbitration with the original landscape architect over the contract.
- D. **Possible Loan for Slope Renovation Project** – The Board is exploring the option of taking out a loan in order to complete the landscape project more quickly using the existing assessment payments to cover the loan so that a special assessment is not necessary. No action was taken.
- E. **Status of Removal of Large Tree Stumps** – It was reported that the stump grinding of 11 of the stumps has been completed. One cannot be done with the machine and one has been covered over with ground cover. The one stump has to be ground by hand.

MEMBERSHIP & SOCIAL REPORT

- A. **Newsletter** – It was reported that a newsletter was sent out this month.

UNFINISHED BUSINESS

- A. **Development of Standards for Homeowner Landscape and Submittal Process** – The Board is looking to perhaps have the new landscape architect provide some landscape plans for yards to give to homeowners who are doing landscape work as examples.

NEW BUSINESS

- A. **Insurance Renewal** – The Association's insurance will be up for renewal on 4/1/18.

NEXT MEETING: Wednesday, March 28, 2018 at 6:30 p.m.

STATEMENT BY PERCY ZELNICK READ AT THE BOARD MEETING ON FEBRUARY 28, 2018

Feb 28TH 2018

INCONSISTENCIES IN WHAT BOARD COMMUNICATES WITH OUR HOMEOWNERS

What Happened at the Monday Feb 27th 2018 Special Board Meeting:

1. In Feb 2017, the HOA contracted ADL for around \$30k to complete a comprehensive physical analysis of our irrigation system and to provide a comprehensive water tolerant plant list to beautify our slopes. Sometime before June, without any written record, and without telling any homeowners, ADL was told to cease physically analyzing our slopes. ADL was asked instead to best-guess the dollar amounts and to focus on fabricating a photo shop performance presentation. The HOA July presentation was engineered to influence votes for Option 3 at \$500,000. A minimal option would have been around \$150,000. Instead an artificial value of \$400,000 was deliberately presented.

From HOA Newsletter Spring 2017. ADL was hired to do the following by June '17

- (1) Map ALL existing vegetation (including trees)
- (2) Document existing irrigation system
- (3) Design options for replanting [meaning plants] the slopes and upgrading system to contain modern efficient reliable components
- (4) Present final findings to community in June or July HOA annual meeting

The Jan 24th 2018 Board Minutes did not clearly specify the following on the HOA web page:

- (1) Option 3 bids came in at \$650,000 to \$900,000, not at ADL's projected \$500,000 cost
- (2) Facilitators were still "excited" about moving ahead with an assessment based on Mario II
- (3) Our controlled HOA variable water costs are around \$20,000 a year; not \$60,000 a year as widely publicized.
- (4) Many experts say, some of our ice plant is an excellent long term ground cover fire retardant
- (5) The Mario II proposal was about \$156,000 of which the HOA already has \$50,000+ in reserve.
- (6) Out of the 190 homes eligible and the 130 homes that voted, only 77 voted for Option 3.
- (7) The \$100k loan might be subsidized by 3 to 4 years dues increase, a permanent exponential tax.
- (8) ADL was debunked by the entire HOA slopes committee of Sandy Punch, Al Benner, Percy Zelnick

The follow-up Feb 27 '18 Newsletter neglected to mention any of above 5 points while

- (1) Saying Mario II @ \$156,000 and Sandy's proposal did not resolve irrigation issues of 2010
- (2) Not saying much of the irrigation issues of 2010 were repaired by Mario and John Frank by 2013
- (3) Saying Option 3 was a vast favorite after being told just 77 of 190 homes voted for Option 3,