

Summary of Minutes

February 22, 2017

MEMBER PARTICIATION

- A. A Board member received an email from an owner about issues that she has noted in the neighborhood that may be violations of the PC&R's (no yard maintenance, camper shells, etc.). The Board will address these issues.
- B. A new owner who will be moving into a home on Santa Camelia within the next month or so wanted information on how to make changes to his home and yard.

FINANCIAL REPORT

- A. Review Financial Statement – We currently have about \$124,851 in the bank.
- B. Delinquent Accounts – There are still the two long term delinquent accounts and two others who have not paid the last assessment. They were sent late notices. It was suggested that we consider amending the PC&R's to allow us to foreclose on properties.
- C. Billing will go out in March with the increase in the assessments.

MAINTENANCE REPORT

- A. Status of Slope Work – The landscapers are weeding the slopes currently.
- B. Slope Renovation Project/Negotiations with Landscape Architect – The Board has been negotiating with ADL Design for the slope renovation plan. The contract that was presented was approved. The design work will be done by the June Annual Meeting so that it can be presented to the members at that time.
- C. Status of Tree Work – It was reported that the tree work has begun with the removal of the one tree for the HOA and the 3 trees that owners will be paying for. After this work is done they will schedule the trimming of the 32 trees outlined in the arborist report.

COVENANTS/ARCHITECTURAL REPORT

- A. Proposed Fence Guidelines – The Board reviewed proposed guidelines to grant variances in very specific instances for relocating fences at the back of a property. The Board will vote on these guidelines at the next meeting.
- B. Variance Request for 1547 Santa Sabina for Fence – The Board approved a variance on the rear fence location for this property.
- C. Variance Request for 1539 Santa Sabina for Fence - This owner has not submitted an application for this work, so this will be tabled to the next meeting.
- D. Variance Request for 1544 Santa Elena for Fence - The Board approved a variance on the rear fence location for this property.
- E. Construction without HOA approval at 1539 Santa Sabina - It was reported that a letter dated 2/1/17 was sent to the owners of this property asking them to cease construction of a 7 foot high wall between the properties and a permanent barbecue feature in the easement area. They also have drain lines out on the slope. They also received a letter about the parking of a camping trailer on their driveway. We received an email from this owner stating that they have stopped all their work and will submit an architectural application. We will check with the City to see if permits were pulled for these projects.
- F. Access to List of Construction Projects Approved in the HOA – This list will be included with scanned documents that the Board can access.

MEMBERSHIP & SOCIAL REPORT – A newsletter will go out next month.

UNFINISHED BUSINESS

- A. Scanning Historical Documents – This work will be done by the end of February.
- B. Removal of Drains at 1543 Santa Elena that Drain onto the Slope – The Board will follow up on this matter.

The Board met in Executive Session immediately following the meeting to discuss two lawsuits pending against the Association.

NEXT MEETING: **Wednesday, Mar. 22, 2017 at 6:30 p.m. at the Lomas Santa Fe Country Club.**