

SUMMARY OF MINUTES

May 31, 2017

MEMBER PARTICIPATION

- A. An owner plans to power wash and seal his roof tiles. The Board cautioned him that power washing will cause the tile to fade.
- B. An owner asked again about the plan to work on the slope on Highland since it looks so bad. The Board explained that there will be a presentation later in the meeting for the planned work on all the slopes.

FINANCIAL REPORT

- A. **Review Financial Statement** – We currently have \$144,908 in the bank.
- B. **Delinquent Accounts** – There are still the two long term delinquent accounts. There are also 12 owners who are delinquent over 90 days. These owners are getting a late notice with a late fee.
- C. **Approve 2017-2018 Budget** – The Board approved the budget with an increase in the fees of 7%, effective 7/1/17. The budget will be posted to the website.

MAINTENANCE REPORT

- A. **Status of Slope Work** – Al Benner
 - The Board is still trying to locate leak in one of the irrigation lines. They authorized a leak detection service if the landscaper cannot locate the leak.
 - There were a couple of instances where some of the stucco came off the new entry monument walls. An owner volunteered to repair these areas and will seal all the walls.
 - There is a broken irrigation timer that needs to be repaired. The estimated cost will be \$200.
- B. **Slope Renovation Project/Presentation by Landscape Architect** - Tony Lawson (ADL Planning), is the landscape architect who was hired by the Board to draw up plans for replanting all the slopes, including upgrades to the irrigation system. Mr. Lawson presented the plans to the Board. This same presentation will be made at the Annual Meeting.
- C. **Annual Inspection of Backflow Devices** – It was reported that the annual inspection will be coming up in July. We are waiting for the paperwork from Olivenhain Water to begin the inspections/repairs.

COVENANTS/ARCHITECTURAL REPORT

- A. There have been several normal approvals given this past month. The ARC approved solar panels and a neighbor is concerned about the view of these panels. Due to the requirements of the State, solar panels cannot be denied.
- B. **Status of Recordable Agreements for Fences at 1547 Santa Sabina, 1539 Santa Sabina, and 1544 Santa Elena** – We are working with these owners to get the agreements.
- C. **Rear Fence Guidelines** – The proposed guidelines were posted on the website on 4/27/17 and the Board officially adopted them at this time.

UNFINISHED BUSINESS

- A. **Board Elections in June** – Discussion on the time for the meeting and the presentation by the architect. The notice for the Annual Meeting will be mailed out next week.

NEXT MEETING: Thursday, June 29, 2017 at 6:00 p.m. at the Solana Vista Elementary School, in the Multipurpose room (780 Santa Victoria, Solana Beach, CA).