

PLAYMOR LA JOLLA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR MEETING  
June 14, 2012  
MINUTES

- I. Call to Order: President Ruth Nutt called the Playmor La Jolla Board Meeting to order on Thursday June 14, 2012 at 6:10 PM – 4343 Caminito Del Diamante (Poolside) San Diego, CA 92021

Roll Call:

Ruth Nutt, President & Treasurer – Present  
Kyle Smith, Vice President – Present  
Eve Ewing, Secretary – Present  
Christine Young, Director-at-Large – Absent  
Dee Dee McCann, Director at Large – Absent

Debra Dailey, Playmor La Jolla Managing Agent – Present

- II. Homeowner Forum/Correspondence:

A. Correspondence:

1. 4307 Zafiro (C. Donoghue) – Owner’s representative (Caravan Properties Rob Delagrange) and two tenants appeared before the Board.

Action 1. Director Ewing moved to remove the \$1000.00 Noise Violation Fine from the owner’s Playmor account and to put the 4307 Zafiro unit on two years noise Violation probation (June 14, 2012 – June 14, 2014). Director Smith seconded. Discussion occurred. The motion passed unanimously.

2. 9656 Feliz (K. Shell)

Action 2. Director Nutt moved to charge the owner \$25.00 for a replacement common area pool key. Director Smith seconded. Discussion occurred. The motion passed unanimously.

- III. President’s Note – Ruth Nutt:

- IV. Secretary’s Report – Eve Ewing:

Action 3. Director Nutt moved to approve the April 5, 2012 revised Minutes. Director Smith seconded. Discussion occurred. The motion passed unanimously.

Action 4. Director Nutt moved to approve the May 10, 2012 Minutes. Director Smith seconded. Discussion occurred. The motion passed unanimously.

V. Financial Considerations:

Action 5. The Board received the May 2012 Financial Report.

Action 6. After the Board reviewed the May 2012 Delinquency Report Director Nutt moved to ask Debra Dailey to pre-lien any account that is 60 days in monthly assessment arrears. Director Smith seconded. Discussion occurred. The motion passed unanimously

Action 7. Director Ewing moved to begin the Pre-Lien process on 383D. Director Smith seconded. Discussion occurred. The motion passed unanimously.

Action 8. On June 14, 2012, the Board of Directors approved the Notice of Foreclosure on APN 371-090-07-01 in Executive Session with majority approval.

Action 9. Director Nutt moved to forgive the 4391 Diamante \$500.00 Noise Violation Fine on the grounds of tenant good behavior. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

VI. Proposals/Bids/Contracts:

A. Termite Inspection Reports

Action 10. The expanded bids to include replacement timber work 4382 Diamante and 4386 Diamante Mt. Helix Termite Reports are pending.

B. Controller Box Security

Action 11. Director Nutt moved to ask A-1 Express Locksmith for a proposal to secure two irrigation controller boxes with bars and padlocks and five "Do Not Duplicate" keys. Director Smith seconded. Discussion occurred. The motion passed unanimously.

C. Front Door Painting Project

Action 12. The Board agreed to ask Mike Tombleson to paint all of the front doors that remain unpainted --- Ruth Nutt will inventory the doors and direct Mike to paint the unpainted doors even if they are closed.

D. Landcare Logic Proposal

Action 13. Director Nutt moved to approve the Landcare Logic \$168.00 Proposal and a bid request for changing the sprinklers at the 4315, 4311, 4307, 4303Z area. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

VII. ARC Requests

- A. 4303 Zafiro --- Owner (A. Hassion) appeared before the Board to present her ARC Request.

Action 14. The ARC Request was not approved --- Owner is to submit complete detailed documentation regarding her requests to modify the unit interior and invade the common area.

- B. 4331 Zafiro (C. Morgan --- c/o Griebing Prop Mgmt Co)

Action 15. The ARC Request was not approved --- Debra Dailey to call Victor regarding the Board's decision to resubmit ARC Request: ARC filled out very sloppily, wrong, incomplete; need description of work and contractor name and application for permits.

- C. 9611 Zafiro

Action 16. Director Ewing moved to approve the 9611 Feliz ARC Request to replace the rotting wood patio deck with interlocking pavers.

VIII. Management Report:

Action 17. The Board agreed to Table the 9544 Easter Way (Genesee Vista) Tree Root Meet and Confer New Information.

XI. Adjournment

Action 18. The Meeting was adjourned at 8:25 PM.

Respectfully Submitted:

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Debra Dailey, Managing Agent; Recording Secretary