

PLAYMOR LA JOLLA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR MEETING  
OCTOBER 11, 2012  
ORGANIZATIONAL MEETING MINUTES

- I. Call to Order: The Playmor La Jolla Organizational Meeting was Called to Order on Thursday October 11, 2012 at 3:00 PM – 4343 Caminito Del Diamante (Poolside) San Diego, CA 92021

Roll Call:

Ruth Nutt, – Present  
Eve Ewing – Present  
Faye Foroutanpour – Absent  
Brian Rho – Present

Debra Dailey, Playmor La Jolla Managing Agent – Present  
Deborah Kistler, Managerial Associate - Present

II. Officer Election:

- Action 1. The Board unanimously voted to approve the following Officer slate:

Brian Rho, President  
Faye Foroutanpour, Vice President  
Eve Ewing, Secretary  
Ruth Nutt, Treasurer  
Becky Powers, Director at Large (Appointed by the Board to serve out the remaining year of Kyle Smith's two-year term)

III. Bank Signature Cards:

- Action 2. The Board signed the US Bank Community Association Agreement and Signature Card; the Merrill Lynch Update Signature Card; the Mutual of Omaha Update Signature Card.

IV. Board Meeting Date and Time:

- Action 3. The Board unanimously agreed to meet monthly on the second Thursday with Call to Order at 3:00 PM – Poolside unless inclement weather and/or darkness prohibit a poolside meeting.

- V. Adjournment: The Executive Session was adjourned at 3:45 PM

Respectfully Submitted:

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Debra Dailey, Managing Agent; Recording Secretary

PLAYMOR LA JOLLA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR MEETING  
October 11, 2012  
MINUTES

- I. Call to Order: President Brian Rho called the Playmor La Jolla Board Meeting to order on Thursday October 11, 2012 at 3:46 PM – 4343 Caminito Del Diamante (Poolside) San Diego, CA 92021

Roll Call:

Brian Rho, President – Present  
Faye Foroutanpour, Vice President – Absent  
Eve Ewing, Secretary – Present  
Ruth Nutt, Treasurer – Present  
Becky Powers, Director at Large – Absent

Debra Dailey, Playmor La Jolla Managing Agent – Present  
Deborah Kistler, Managerial Associate - Present

- II. Homeowner Forum/Correspondence: Playmor Homeowners were invited to address the Board of Directors.

- A. Babak Maheronnaghsh – 4311 Diamante Owner  
Babak Maheronnaghsh – Representing 4315 Diamante Owner Manijeh Joharian

Action 1. 4311 Diamante:

- a. Mt. Helix
- Retreat doorjamb if necessary
  - Replace doorjamb only
  - Call Babak for contact person – 858-272-9123
- b. Babak will take care of the cost of the door
- c. Whoever does the painting – leave quart of paint at 4311 Diamante for Babak to use at no extra charge

Action 2. 4315 Diamante – Replace sliding glass door in kind with white frame

- III. Minutes – Redistribute past Board Meeting Minutes to the new Board

IV. Financial Considerations:

- A. Financial Reports:

- Action 3. Director Rho moved to accept the July 2012, August 2012 and September 2012 subject to Review. Director Nutt seconded. Discussion occurred. The motion passed unanimously.

B. Merrill Lynch Reserve Account Recommendation

Action 4. The Board unanimously agreed to Table voting on the Recommendation until November 8, 2012.

C. Delinquency Considerations:

Action 5. Management updated the Board regarding the 4383 Diamante Recorded Lien.

Action 6. The Board reviewed the circumstances surrounding the Notice of Foreclosure on APN 343-140-18-44.

D. Anderson and Kriger Retainer/Collection Program – Debra Dailey presented and was asked to send information to President Rho.

V. Proposals/Bids/Contracts:

A. Landcare Logic (see attachments)

1. Proposal #212707 in the amount of \$1,050.00 – Scalp and over seed all turf with perennial rye throughout property. Followed with aeration and fertilizer approximately 2 weeks later. (no charge for fertilizer, in contract).

Action 7. Director Nutt moved to approve Proposal #212707. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

2. Proposal #212613 in the amount of \$888.00.

Action 8. Director Nutt moved to Table Proposal #212613. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

3. Proposal #212683 in the amount of 380.64.

Action 9. Director Nutt moved to Table Proposal #212683. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

4. Planting and Drip Line Request/Eve Ewing (see attachments)

Action 10. Director Rho moved to establish a \$500.00 one-time allowance for planting and drip line costs. Director Nutt seconded. Discussion occurred. The motion passed unanimously.

B. One-Tripp

1. 4339 Diamante Tree Trim Request – Tabled until November 8, 2012 after the Walk-Thru with the Landscape Committee.

C. Playmor Website Proposal – Tabled until November 8, 2012.

## VI. Old Business

A. 9544 Easter Way (Genesee Vista) Tree Root Meet and Confer – Debra Dailey

Action 11. President Rho asked Debra Dailey to send the Playmor/Genesee Vista Survey and other supporting documents to him for review. The Board unanimously agreed to Table the Meet and Confer discussion until November 8, 2012.

B. Laundry Frames and Doors Repair Work – 9620 Feliz & 4307 Zafiro

Action 12. Director Ewing moved to ask Debra Dailey to organize billing owners for laundry room doors in advance of installation and organize with Mt. Helix to get the termite treatment on the doorjamb done. Director Rho seconded. Discussion occurred. The motion passed unanimously.

C. 4327 Diamante Meter Electricity Usage Report (see attachments)

Action 13. The Board noted that gas/electric meter #05684880 at the 4327 Diamante service address on 8/15/12 registered 99.9% accurate.

D. SDG&E Pool Meter (see attachments)

Action 14. Director Ewing moved to accept plan 3) Install a Safety Overflow Fitting. Once the water builds up to a certain point, the excess drains out of the valve. (best solution least expensive) (see page 304) and get a bid from Apex. Director Nutt seconded. Discussion occurred. The motion passed unanimously.

E. Meter Splitting (see attachments)

Action 15. Director Nutt moved to approve the following plan. Director Ewing seconded. Discussion occurred. The motion passed unanimously:

1. Do #1 now...
2. Do #2 after #1 is complete
3. Only do #3 if necessary

F. Summit Security and Daily Activity Report – Tabled until November 8, 2012.

G. Spa Gate and John Baldwin Suggestion – Tabled until November 8, 2012.

## VII. ARC Requests

A. ARC Form Revision – Debra Dailey – Tabled until November 8, 2012.

- B. 4347 Diamante – Owner may install a wood and quartz countertop inside the condo and understands that there is no exterior or interior addition or alteration other than the countertop.

XI. Adjournment

Action 16. The Meeting was adjourned at 5:30 PM.

Respectfully Submitted:

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Debra Dailey, Managing Agent; Recording Secretary

APPROVED