

PLAYMOR LA JOLLA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR MEETING  
DECEMBER 10, 2012  
MINUTES

- I. Call to Order: President Brian Rho called the Playmor La Jolla Board Meeting to order on Monday December 10, 2012 at 1:03 PM – La Jolla Mesa Estates Board Meeting Room ~ San Diego, CA 92021

Roll Call:

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

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

- II. Guest: One Trip Tree Service – Tina Stout – Estimate #51299

Action 1. Director Foroutanpour moved to ask One Trip for a replacement proposal and that she (Faye Foroutanpour) would be in charge of getting two additional tree trimming/removing/replacing bids by January 14, 2013. Director Rho seconded. Discussion occurred. The motion passed: In favor 3 (Directors Rho, Nutt and Foroutanpour); Opposed 1 (Director Ewing); Abstain 1 (Director Powers).

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

IV. Minutes:

A. October 11, 2012 Open Session Minutes

Action 2. Director Rho moved to approve the October 11, 2012 Open Session Minutes as corrected. Director Nutt seconded. Discussion occurred. The motion passed: In Favor 3 (Directors Rho, Nutt and Ewing); Abstain 2 (Directors Foroutanpour and Powers).

B. July 12, 2012 Open Session Minutes

Action 3. Director Nutt moved to approve the July 12, 2012 Open Session Minutes as corrected. Director Ewing seconded. Discussion occurred. The motion passed: In favor 2 (Directors Nutt and Ewing); Abstain 3 (Directors Rho, Powers and Foroutanpour).

C. November 12, 2012 Open Session Minutes

Action 4. Director Rho moved to approve the November 12, 2012 Open Session Minutes with corrections. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

V. Financial Considerations:

A. Financial Reports

1. November 2012

Action 5. Director Rho moved to Table the November 2012 Financial Report until January 14, 2013. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

B. Delinquency Considerations

Action 6. The Board reviewed the Delinquency Report.

C. Foreclosures

Action 7. On November 12, 2012, the Board of Directors approved the Notice of Foreclosure on APN 343-140-18-37 in Executive Session with majority approval.

Action 8. On November 12, 2012, the Board of Directors approved the Notice of Foreclosure on APN 343-140-18-44 in Executive Session with majority approval.

VI. Committee Reports:

A. Pool and Spa

B. Landscape

1. Irrigation Committee

2. Trees and Flowers Committee

C. Maintenance Committee

D. Party/Noise Violation(s)

Action 9. The Board reviewed the Committee Reports.

VII. Proposals/Bids/Contracts:

A. Summit Security Price Increase

Action 10. The Board requested a copy of the Summit Security Contract.

## B. Meter Splitting

- Action 11. Director Rho moved to pay two Excel Meter Splitting Invoices out of the Reserve Account. Director Ewing seconded. Discussion occurred. The motion passed unanimously.
- Action 12. Director Rho moved to proceed with the sewer classification appeal. Director Powers seconded. Discussion occurred. The motion passed unanimously.

## C. Mike Tombleson

### 1. Sidewalk Proposal

- Action 13. Director Rho moved to ask Mike Tombleson to inspect the Playmor Community sidewalks and submit a Proposal based on his trip-and-fall grinding repair list. Director Powers seconded. Discussion occurred. The motion passed unanimously.

## D. Pool Area Security Cameras

- Action 14. The Board requested three proposals to install security camera in the pool/spa area and in other high risk areas throughout the community: San Diego CCTV at 858-222-7543 (Juda).

## E. Termite Tenting

- Action 15. The Board requested three proposals to tent the buildings: SWAT.

## F. Playmor Website Proposal

- Action 16. Director Nutt moved to Table the Website discussion and decision until January 14, 2013. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

## G. La Jolla Mesa Estates Board Meeting Room

- Action 17. The Board approved the terms of use for the La Jolla Mesa Estates Board Meeting Room for four months (December – March) at \$40.00 per month.

## VIII. Old Business:

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

- Action 18. The Board asked that Debra Dailey request that Genesee Vista put their request in writing.

B. Utility Closet Doors:

- Action 19. Director Rho moved that the HOA will assume the cost to replace/repair the utility closet door(s) and that the "steel flush" style of door be used throughout the Community. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

IX. New Business:

- A. Community-wide (Owners and Tenant Notice) – two calendar days for comments.

B. Twenty-Five Building Stucco Repair and Painting

- Aciton 20. Director Rho moved to ask Debra Dailey to get three proposals (including Mike Tombleson) to stucco and paint the buildings and wrought iron on each building at one building per month until the project has been completed. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

C. Playground and Volleyball Court Considerations

- Action 21. Director Ewing moved to ask Landcare Logic to provide landscape care to the volleyball area, basketball court and playground area on a regular basis. Director Rho seconded. Discussion occurred. The motion passed: In favor 4 (Directors Rho, Powers, Nutt and Ewing); Abstain 1 (Director Foroutanpour).

D. Homeowner Common Area Usage

- Action 22. Director Rho moved to Table discussion and decision until January 14, 2013. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

E. Patio Storage Above Fence Line

- Action 23. Director Rho moved to Table discussion and decision until January 14, 2013. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

F. Board Member Designated Parking Spots

- Action 24. Director Rho moved to convert Board Parking Spots 101-105 to Guest Parking. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

XI. Adjournment

Action 25. The Meeting was adjourned at 4:37 PM.

Respectfully Submitted:

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Debra Dailey, Managing Agent; Recording Secretary

DRAFT