

PLAYMOR LA JOLLA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING
JANUARY 14, 2013
MINUTES

- I. Call to Order: President Brian Rho called the Playmor La Jolla Board Meeting to order on Monday January 14, 2013 at 1:04 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 – (Absent)
Ruth Nutt, Treasurer – Present
Becky Powers, Director at Large – Present via Teleconferencing

Debra Dailey, Playmor La Jolla Managing Agent – Present

- II. Homeowner Forum: Had any Playmor Homeowners been in attendance, they would have been invited to address the Board of Directors.

III. Correspondence:

A. Reconsideration Request of Homeowner at 4303 Caminito Del Feliz

Action 1. The Board asked Debra Dailey to send a letter to the homeowner stating that the Board has made the following decision regarding the issue and the decision will stand, "This homeowner will pay to have the door repaired or replaced, and the HOA will paint the door after the repair or replacement work is completed."

B. Tree Trimming Request

Action 2. The Board asked Debra Dailey to contact the tenant and ask him to discuss any HOA issues that he may have with his landlord.

IV. Minutes:

A. December 10, 2012 Open Session Minutes

Action 3. Director Nutt moved to approve the December 10, 2012 Open Session Minutes as presented. Director Rho seconded. Discussion occurred. The motion passed unanimously.

V. Financial Considerations:

A. Financial Reports

1. November 2012; December 2012

Action 4. Director Nutt moved to accept the November 2012 Financial Report and the December 2012 Financial Report as presented subject to CPA Review. Director Rho seconded. Discussion occurred. The motion passed unanimously.

B. Apex Bill and CK #010951

Action 5. The Board asked Debra Dailey to check with Apex and confirm that the work that should have been done...was indeed completed.

C. Holiday Bonus Request

Action 6. Director Nutt moved to approve five \$100.00 Holiday Bonus checks be cut to reward the following respective 3rd party vendors: Mike Tombleson, General Contractor; Todd Gifford, General Contractor Mike Tombleson's Helper; John Baldwin, 1st Pool and Spa; Shawn Atkins, 1st Pool and Spa John Baldwin's Helper; Todd Shellum, Landcare Logic. The motion failed due to a tie: In favor 2 (Directors Nutt and Powers); Opposed 2 (Directors Rho and Foroutanpour).

D. Delinquency Considerations

Action 7. The Board reviewed the January 14, 2013 Delinquency Report.

E. Foreclosures – In process with EG&H

Action 8. 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 9. 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

Action 10. After reviewing the Pool and Spa Committee Report Director Nutt moved to ask John Baldwin, 1st Pool and Spa, to install a spa timer (if the spa is not already on a timer). Director Rho seconded. Discussion occurred. The motion passed unanimously.

Action 11 . The Board asked Debra Dailey to ask John Baldwin, 1st Pool and Spa about the frequency of spa foam removal applications and inquire if there are health hazard issues associated with said applications.

B. Landscape

1. Irrigation Committee
2. Trees and Flowers Committee

Action 12. No Landscape Committee Reports were presented for inclusion in the January 14, 2013 Board Packet.

C. Maintenance Committee

Action 13. No Maintenance Committee Reports were presented for inclusion in the January 14, 2013 Board Packet; however, Director Nutt verbally reported that the posted pool and spa hours need to be changed to match the requirements in the Playmor Governing Documents and moved to either order new pool gate signs or ask Mike Tombleson if he can make the correction. Director Rho seconded. Discussion occurred. The motion passed unanimously.

F. Party/Noise Violation(s)

Action 14. After reviewing the Summit Security DAR 12/5/12 – 1/7/13 Report Director Rho moved to send a noise violation letter to the homeowner and copy to tenant at 4324 Caminito Del Zafiro. Director Powers seconded. Discussion occurred. The motion passed unanimously.

VII.Proposals/Bids/Contracts:

A. Excel Landscape Services, Inc.

Action 15. Director Rho moved to approve the attached Irrigation Work Proposal in the amount of \$1,650.00. Director Powers seconded. Discussion occurred. The motion passed: In favor 3 (Directors Rho, Powers and Nutt); Abstain 1 (Director Foroutanpour).

Action 16. Director Rho moved to approve the attached Irrigation Work Proposal in the amount of \$390.00. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

Action 17. The Board Tabled the Excel Monthly Landscape Maintenance Proposal discussion and decision until the next regularly scheduled Board Meeting.

B. Director Faye Foroutanpour 3rd Party Vendor Proposal Presentations:

1. Urban Tree Care Inc.

Action 18. Director Rho moved to proceed with Urban Tree Care Inc. as the Playmor La Jolla tree care purveyor. Director Foroutanpour seconded. Discussion occurred. The motion passed: In favor 3 (Directors Rho, Foroutanpour and Powers); Opposed 1 (Director Nutt).

Action 19. The Board granted Director Faye Foroutanpour the authority to talk to Urban Tree Care and ask them to identify which trees are dangerous and must be removed and those that we can keep negotiate the trimming price to not-to-exceed \$175.00 or less each – see attachment.

Action 20. The Board noted that the tree trimming could begin within two to three weeks from January 14, 2013.

2. Landcare Logic

Action 21. Director Rho moved to grant Director Faye Foroutanpour the authority to negotiate with any landscape company the price for the combination of Proposal 212829 and Proposal 212830 so as to not-to-exceed the total current \$1,600.00 budgeted amount with additional money being budgeted for said project during the next Fiscal Year (beginning 8/1/2013). Director Powers seconded. Discussion occurred. The motion passed unanimously.

A. Meter Splitting

Action 22. The Board reviewed the Meter Splitting City of San Diego Public Utilities Department Sewer Classification Program Multi-Family Sewer Classification Appeal paperwork that was mailed to the City on January 2, 2013.

VIII. Old Business:

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

Action 23. Debra Dailey reported that the Genesee Vista request is forthcoming.

XI. Adjournment

Action 24. The Meeting was adjourned at 4:30 PM.

Respectfully Submitted:

Debra Dailey, Managing Agent; Recording Secretary