

**Playmor La Jolla Homeowners Association  
Minutes of the Regular Session Board of Directors Meeting  
April 8, 2013, 1:00PM  
La Jolla Mesa Estates Board Meeting Room  
9515 Easter Way, San Diego, CA 92121**

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The meeting was called to order at 1:00PM by Bryan Rho, President

PRESIDENT	Bryan Rho	Present
VICE-PRESIDENT	Faye Foroutanpour	Present
SECRETARY	Becky Powers	Present
TREASURER	Ruth Nutt	Present

Also present was Ti Howe representing HOA Business Solutions.

Bryan stated that in keeping with the Code of Conduct that all directors signed, all correspondence and agenda item requests shall go through Bryan first and he will disseminate the board requests to management. Board members can email all work orders to Ti directly.

HOMEOWNER FORUM

Homeowner of 4382 Caminito Del Diamante expressed her frustration over her repeated requests for something to be done about the landscaping and the lack of action to improve the area to match the rest of the landscaping in the community.

***Unless otherwise indicated all Motions were unanimously passed:***

MINUTES

**M/S/A** – The Board approved the minutes of the Regular Session held March 11, 2013 as presented. Motioned by Bryan; Seconded by Becky.

EXECUTIVE SESSION

**M/S/A** – The Board approved the minutes of the Executive Session held March 11, 2013 as presented. Motioned by Bryan; Seconded by Faye.

**M/S/A** -The Board unanimously approved in Executive Session a resolution that foreclosure be initiated on the property with the assessor parcel numbers 343-140-18-37.

The Board had a discussion with Dan Lee at HOA Business Solutions via telephone regarding the transfer of foreclosures to a new attorney. The board agreed to keep the foreclosures with the current attorney. Transferring them would cost the association more money as filings would have to start all over again.

FINANCIALS

**M/S/A** – The Board approved the March, 2013 financials as presented pending yearend review. Motioned by Bryan; seconded by Faye.

As of March 31, 2013 the total Assets were \$677,173.76 including \$6,423.98 in the operating account and \$654,520.78 in the reserve account.

Letter to close the Money Market account at Mutual of Omaha Bank under previous management was signed by Bryan and Faye and notarized. Money Market account will be reopened under current management. Action was taken at request of Mutual of Omaha Bank.

**M/S/A-** The Board approved the transfer of funds from Mutual of Omaha CAB Reserve account to the Merrill Lynch Reserve account in order to comply with FDIC insurance levels at Mutual of Omaha.

DELINQUENT ACCOUNTS – The Board reviewed the Delinquent Report for informational purposes.

**M/S/A** – The board approved authorizing HOA Business Solutions, LLC to file liens on the following properties: APN: 343-140-17-41; APN: 343-140-17-07; APN: 343-140-17-27; APN: 343-140-18-15; APN: 343-140-18-48 should their accounts remain delinquent after more than thirty days. Motioned by Bryan; seconded by Faye.

ACTION LIST – The Board reviewed the Action List for informational purposes

COMPLIANCE REPORT – The Board reviewed the Compliance Report for informational purposes.

WORK ORDER REPORT – The Board reviewed the Work Order report for informational purposes.

#### COMMITTEE REPORTS

- Landscape
  - Disease from Cypress may be spreading. Management to inform LCL.
- Architectural-
  - **M/S/A** -The Board approved the Architectural Request package for 4323 Caminito del Zafiro to extend the patio fence line by adding lattice work painted to match the fence and to level the patio area while maintaining slope. Motioned by Bryan; Seconded by Becky.
- Party/Noise Violations- Board reviewed DAR report from Summit Security.
- Pool and Spa-
  - Discussion regarding the extensive repairs needed to the pool area pergola and pool and shed building.
- Maintenance –
  - Mike Tombleson Repair List – The Board reviewed the repair list

#### PROPOSALS/BID/CONTRACTS

- Landscape:
  - **M/S/A** – The Board approved Urban Care Tree proposal for the removal of Eucalyptus at the end of Feliz in the amount of \$2,175.00. Motioned by Bryan; seconded by Faye; Three in favor; Ruth Nutt opposed.
  - The Viridian Proposal for Caminito Feliz. Becky made a motion to accept Viridian’s proposal and seconded by Faye. Vote taken: Bryan and Faye voted in favor and Ruth and Becky voted opposed. Motioned failed for lack of support.
  - LandCare Logic proposal for Caminito Feliz. Becky made a motion to accept LCL’s and seconded by Faye. Vote taken: all opposed.
  - Proposal number 212738 by Landcare Logic dated October 29, 2012 in the amount of \$550.88 has already had some of the work done. LCL to perform work not already addressed.
  - **M/S/A** – The Board approved HOA Business Solutions, LLC to investigate and research drip irrigation rebates offered by the City of San Diego. Extra work not to exceed four hours. Motioned by Becky, Seconded by Bryan; Three votes in favor, Faye opposed the motion.

- Viridian Landscape Maintenance proposal – A motion was made by Becky to accept the proposal for monthly maintenance by Viridian Landscaping. Motion was seconded by Faye; Faye voted in favor, Ruth and Becky voted opposed and Bryan abstained. Motion failed.
- **M/S/A** – The Board approved the LandCare Logic proposal number 212613 dated September 5, 2012 for the replacement of nozzles and to add rainbird pop ups in the amount of \$888.00. Motioned by Ruth; Seconded by Bryan. Three votes in favor; Faye opposed.
- Architectural
  - **M//S/A** – The Board approved Ecology Care Proposal to grind 26 trip hazards and the removal and replacement of portions of cement at 9615, 9639, 9676, Caminito del Feliz and 4309, 4352 and 4378 Caminito del Diamante not to exceed \$6,610.00. Sidewalk replacements to be paid out of the Reserve account. Grinding of trip hazards to be paid out of the Operating account. Motioned by Bryan, seconded by Becky; three votes in favor, Faye abstained.
  - **M/S/A** The Board, with Faye abstaining, approved an addition to the Ecology Care cement proposal to repair door jambs at 9619, 9623 and 9683 Feliz where tree roots are lifting the threshold contingent upon costs not exceeding \$500.00
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- Summit Security - **M/S/A** – The Board approved the Summit Security proposal. Motioned by Bryan; seconded by Ruth.
- Sewer Classification – Ruth was asked to supply prior water bills that reflect the separation of irrigation water and domestic water at Playmor. Ruth asked to have a running agenda item on this issue.

Pool area camera proposal was tabled until June meeting.

UNFINISHED BUSINESS


1. Building Stucco Repair and Painting – no action taken at this time pending further information.
2. Increase in dues – There was general discussion regarding the dues. No action was taken at this time pending reserve study and budget information.

NEW BUSINESS

Vendor list – The Board will review and approve the current vendor list.

ADJOURNMENT – The meeting was adjourned at 3:48PM. The next board meeting will be held May 13, 2013 at 1:00PM at the La Jolla Mesa Estates Board Meeting room.

Respectfully submitted,

Secretary:  Date: 5/20/2013