

Playmor La Jolla Homeowners Association
Minutes of the Regular Session Board of Directors Meeting
May 20, 2013, 1:00PM
La Jolla Mesa Estates Board Meeting Room
9515 Easter Way, San Diego, CA 92121

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.

HOMEOWNER FORUM – There were no homeowners present.

- Feliz Tree Removal. The board reviewed the correspondence from homeowners regarding the tree removal.
- Site Sign Replacement – The board reviewed the request for the site sign replacement and tabled it for June board meeting.
- The board reviewed the correspondence from a homeowner who reported a slip and fall. Management stated that a work order had gone out immediately to Mike Tombleson to power wash all walkway areas to remove slippery materials. This will be done on an as need basis.

Unless otherwise indicated all Motions were unanimously passed:

MINUTES

M/S/A – The Board approved the minutes of the Regular Session held April 8, 2013 as presented. Motioned by Bryan; Seconded by Faye. Bryan, Faye and Becky voted to approve the minutes; Ruth voted against approval.

EXECUTIVE SESSION- Meeting Notes From April 8, 2013:

M/S/A – The Board approved the minutes of the Executive Session held April 8, 2013 as presented. Motioned by Bryan; Seconded by Becky. Bryan, Becky and Faye voted to approve the minutes; Ruth voted against approval.

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 approved a payment plan submitted by Epsten Grinnell and Howell on behalf of a homeowner. The Board conveyed it's thanks to Dan Lee of HOA Business Solutions for his assistance in getting the agreement.

The Board reviewed correspondence from a homeowner who evicted her tenants due to noise violations.

FINANCIALS

- April Financials: Bryan made a motion to approve the April 2013 financials as presented pending year-end review. The motion was seconded by Faye. Vote was taken. Bryan and Faye voted to

approve; Becky abstained and Ruth voted against approval. April Financials were not approved by the Board due to lack of majority.

As of April 30, 2013 the total Assets were \$479,599.60 including \$11,689.57 in the operating account, and \$454,756.53 in the reserve account. There is \$200,000.00 in the suspense account which shall be accounted for in the May financials.

APPOINTMENT OF NEW BOARD MEMBER

M/S/A – The Board approved the appointment of Mr. Bobby Maher to the board to fill the vacancy left open by the resignation of a previous board member. The motion was made by Bryan and seconded by Faye. The vote was taken and Bryan, Faye and Becky voted in favor of the appointment; Ruth voted against.

FINANCIALS CONTINUED

- M&M Draft Reserve Study. The Board reviewed the Reserve Study and made changes to it. Management will send changes to M&M.
- 2013-2014 Budget – **M/S/A** – The Board reviewed the budget and after making changes approved the budget with an increase in dues to \$255.00 per month, beginning August 1, 2013. The motion to approve was made by Bobby and seconded by Bryan. Vote was taken. Bryan, Faye Bobby and Becky voted to approve the Budget. Ruth voted against approval.
- Merrill Lynch CD Report and Recommendations – **M/S/A** – The Board approved putting \$50,000.00 in a 6 month CD; \$50,000.00 in a 12 month CD; \$50,000.00 in a 18 month CD; and \$50,000.00 in a 18 month CD. Motion was made by Bryan and seconded by Ruth. Vote was taken, all ayes.

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

MANAGEMENT REPORTS

- ACTION LIST – The Board reviewed the Action List for informational purposes
 - Insurance Correspondence was reviewed for information
 - Sewer Reclassification Report was reviewed for informational purposes.
 - Monthly Walk Through Report reviewed 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.
- PLAYGROUND RULES DRAFT – tabled for the June board meeting due to time constraints.

COMMITTEE REPORTS

- Landscape
 - Feliz Tree Removal – The tree removal has been postponed.
 - Commercial Survey Program – The board approved the Hold Harmless agreement from the City of San Diego in order to conduct a water survey of the property.
- Architectural- There were no Architectural requests submitted.
- Party/Noise Violations- Board reviewed DAR report from Summit Security.
- Pool and Spa-
 - Board reviewed the Electrical panel report submitted by Raceway Electric

- The Board reviewed the pool gate lock replacement report submitted by Mike Tombleson which stated that the locks do not have to be replaced at this time.
- Maintenance –
 - The Board reviewed the report from Mike Tombleson regarding his inspection of 4343 Diamante. The Board tabled decision until he provides a proposal for the two options submitted.
 - Eve's fence replacement – tabled for walk through of the complex to identify all fences needing replacement.

PROPOSALS/BID/CONTRACTS

- Landscape:
 - LCL proposal to aerate turf areas and seed was tabled
- Electrical panel replacement – **M/S/A** – the Board approved the proposal from Raceway Electric Inc. to change out the Main electrical panel by the pool in the amount of \$2,556.00. The motion was made by Bryan and seconded by Faye. Vote was taken all approved.
- Pool area camera proposal was tabled pending additional estimates.
- Fire Watch – **M/S/A** – The Board approved the proposal from Fire Watch for the annual Maintenance of the portable fire extinguishers. Motion to approve was made by Bryan and seconded by Ruth. Vote was taken and all approved.
- Western Towing- **M/S/A**- The Board approved the Western Towing Service Agreement. The motion was made by Bryan and seconded by Ruth. Vote was taken and all approved.
- Ben Smith Plumbing Rate sheet was reviewed for informational purposes.

UNFINISHED BUSINESS

1. Building Stucco Repair and Painting – no action taken at this time pending further information.

ADJOURNMENT – The meeting was adjourned at 4:55PM. The next board meeting will be June 10, 2013 at 1:00PM at the La Jolla Mesa Estates Board Meeting room.

Respectfully submitted,

VP
Secretary: J. Torontanga Date: 6/24/13