

**Playmor La Jolla Homeowners Association
Minutes of the Regular Session Board of Directors Meeting
July 23, 2013, 6:00PM
La Jolla Mesa Estates Board Meeting Room
Near 9515 Easter Way, San Diego, CA 92121**

The meeting was called to order at 6:00PM by Bryan Rho, President

PRESIDENT	Bryan Rho	Present
VICE-PRESIDENT	Faye Foroutanpour	Present
SECRETARY	Becky Powers	Present at 6:15PM
TREASURER	Ruth Nutt	Absent
DIRECTOR	Bobby Maher	Present

Also present was Ti Howe representing HOA Business Solutions and Kevin Krenek from Viridian Landscape for a presentation to the board.

Kevin Krenek from Viridian Landscape provide a grid map of the property and stated they will review the health of all plants, review the irrigation, create an irrigation schedule and will make recommendations to save water. They will make a rotation schedule map and will have someone onsite five days a week. Beginning emphasis will be on safety issues and water conservation.

Unless otherwise indicated all Motions were unanimously passed:

MINUTES

M/S/A – The Board approved the minutes of the Regular Session held June 24, 2013 as presented. Motioned by Bryan; seconded by Bobby. Vote was taken; three approved, Becky abstained.

M/S/A – The Board approved the minutes of the Executive Session held June 24, 2013 as presented. Motioned by Bryan; Seconded by Bobby. Vote was taken; three approved, Becky abstained.

EXECUTIVE SESSION- Meeting Notes from June 24, 2013:

- The Board reviewed correspondence regarding two homeowners' delinquent account.
- The Board approved the Viridian Landscape monthly maintenance contract in the amount of \$3,100.00 per month beginning August 1, 2013 and the termination of the Landcare Logic contract effective July 31, 2013. Motion was made by Bryan and seconded by Bobby.

FINANCIALS

M/S/A – The Board approved the June, 2013 financials as presented pending year end approval. Motioned by Bryan; Seconded by Bobby. Vote was taken; three approved, Faye abstained.

As of June 30, 2013 the total Assets were \$668,129.06 including \$1,412.20 in the operating account, and \$655,000.86 in the reserve account.

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

MANAGEMENT REPORTS

- ACTION LIST – The Board reviewed the Action List.
 - Sewer Reclassification Report – Management gave an update on the current state of the process. Next step is to contact the Developmental Services Department to resolve the permit issue.
 - Monthly Walk through Report was 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.

COMMITTEE REPORTS

- Landscape
 - Brush fire prevention – The Board requested a report/recommendations from Viridian .
- Architectural- **M/S/A** – The Board approved the repair/replacement of the laundry room door for 9625 Caminito del Feliz.
- Party/Noise Violations- Board reviewed DAR report from Summit Security. Approved violation notice.
- Pool and Spa- there were no issues for the board to consider.
- Maintenance –
 - Fence replacement – Becky and Bryan will walk through the complex to identify all fences needing replacement.

PROPOSALS/BID/CONTRACTS

- Governing Document revision/restatement – tabled for further information.
- Raceway Electric Panel- **M/S/A** - Board approved the Raceway Electric estimate for the main electrical panel change out in the amount of \$3,470.00. Motioned by Becky and seconded by Bryan. Vote was taken; three approved and Faye abstained
- B&D Gutters – **M/S/A** – The Board approved the proposal from B&D Gutters to remove the bristles and replace with gutter screens in the amount of \$3,100.00. Motioned by Bryan and seconded by Becky. Vote was taken; three approved and Faye abstained.
- Pet Waste stations – The board reviewed the costs and determined that the waste stations were too expensive to purchase and maintain.

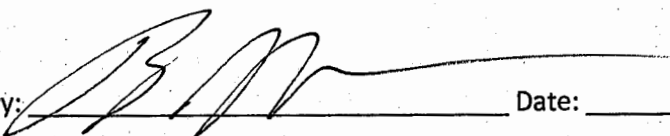
UNFINISHED BUSINESS

- Pool housing and pergola repair/replace – tabled for Mt. Helix Pest inspection of the buildings with recommendations for wood replacement.
- Playground rules – Tabled.

NEW BUSINESS There were no new items for consideration.

ADJOURNMENT – The meeting was adjourned at 7:34PM. The next board meeting will be immediately following the annual meeting on Saturday, August 10 poolside.

Respectfully submitted,

Secretary:  Date: 8/26/13