

Playmor La Jolla Homeowners Association
Minutes of the Regular Session Board of Directors Meeting
October 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 6:02 PM by President Bryan Rho.

BOARD ORGANIZATION

The board was organized as follows:

PRESIDENT	Bryan Rho	Present
VICE-PRESIDENT	Faye Foroutanpour	Absent
SECRETARY	Bobby Maher	Present
TREASURER	Imee Castillo	Present
DIRECTOR	Eve Ewing	Absent

Also present was Ti Howe representing HOA Business Solutions

HOMEOWNER FORUM

There were no homeowner issues presented.

Unless otherwise indicated all Motions were unanimously passed:

MINUTES

M/S/A – The Board approved the minutes of the Regular Session held September 18, 2013, and the Executive Session held September 18, 2013. Motioned by Bryan; seconded by Bobby.

EXECUTIVE SESSION- Meeting Notes

September 18, 2013:

- The Board reviewed correspondence from a homeowner regarding a noncompliance letter issued.

Financials

M/S/A – The Board approved the September 2013 financials as presented pending yearend review. Motioned by Bryan; seconded by Bobby.

As of September 30, 2013 the total assets were \$662,904.65 including \$1,734.85 in the Operating account and \$653,480.80 in the Reserve account.

Management informed the Board that there would not be any Reserve contributions made until the operating account is at a sufficient level to pay monthly operating bills and preferably a reserve of 1 and a half to 2 months balance.

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

Management Report

- 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
- Correspondence – The Board reviewed the correspondence for informational purposes.

Committee Report

- Landscape –
 - Irrigation Controller maps were submitted by Viridian in order to report location of irrigation problems easier.
 - Viridian Landscape: The Board reviewed the Landscape report and approved items that include the installation of mulch at 4319 Zafiro; new plant material at 4375 Diamante; addition of a bubbler at 4315 Zafiro; install electrical conduit at 9607 Feliz; add mulch to trees with exposed roots; remove declining tree at 9960 Feliz;
- Architectural – There was no report submitted.
- Security Report – The Board reviewed the Summit Security Report for informational purposes.
- Pool and Spa – The Board was informed of the Health Inspection report.
- Maintenance –
 - Tombleson proposal. **M/S/A** -The Board approved Mike Tombleson’s billing to be broken down into labor and materials with no need for materials receipts. Motioned by Bryan; seconded by Bobby.
 - Mike Tombleson fence report- items on hold pending inspection by Mt. Helix Pest control.
 - **M/S/A** – The Board approved the replacements of fencing at 4303 Diamante, 4303 Zafiro, 4335 Zafiro, and 9616 Feliz by Alpine Fence not to exceed \$600.00 per fence without approval by Bryan.
- Proposals/Bids/Contracts
 - Painting – The proposals for the painting of the buildings was tabled pending approval of new color scheme.
 - Pool gate – **M/S/A** – The Board approved the proposal for changing the pool gate locks from Ecology Care for \$1,003.93. Motioned by Bryan; seconded by Imee.
 - Proposal for the site signs from Mira Mar Signs tabled pending approval of new color scheme.

Old Business

- Funding of the restatement of the CC&R’s is on hold until the operating account has increased enough to pay for it.


NEW BUSINESS

Communication Etiquette of Board members was tabled indefinitely with no further action needed at this time.

ADJOURNMENT – The meeting was adjourned at 7:25PM. Due to the Thanksgiving holiday, the next board meeting will be December 4, 2013 at 6:00PM at the La Jolla Mesa Estates Board Meeting Room.

Respectfully submitted,

Secretary: _____



Date: _____

12/4/13