

**Playmor La Jolla Homeowners Association
Minutes of the Regular Session Board of Directors Meeting
December 4, 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	Present
SECRETARY	Bobby Maher	Present (arrived 6:10)
TREASURER	Imee Castillo	Present
DIRECTOR	Eve Ewing	Present (arrived 6:20)

Also present was Heidi Halliday representing HOA Business Solutions and Kevin Krenek representing Viridian Landscape.

Kevin Krenek made a presentation to the Board to include discussion of the turf areas, recommended plant material, and proposed landscape improvements. Kevin noted they will read the water meters weekly and provide the Board with an estimated water budget.

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 October 23, 2013, and the Executive Session held October 23, 2013. Motioned by Bryan; seconded by Bobby. (Faye Foroutanpour abstained)

EXECUTIVE SESSION- Meeting Notes

October 23, 2013:

- The Board reviewed correspondence from homeowners requesting waiving late fees which was denied.

Financials

M/S/A – The Board approved the October 2013 financials as presented pending yearend review. Motioned by Bryan; seconded by Bobby. (Eve Ewing and Faye Foroutanpour abstained)

As of October 31, 2013 the total assets were \$559,082.17 including \$6,004.13 in the Operating account and \$542,793.04 in the Reserve account.

M/S/A – The Board approved to move two \$50,000.00 CD in the Merrill Lynch account into a liquid account when they mature on December 5 and December 12 for upcoming projects. Motioned Bryan, seconded by Imee.

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.
- The Board denied the request to install a satellite dish on the roof of 9640 Caminito Del Feliz and approved the dish if it is on a free stand placed in the patio area below the fence line.

M/S/A – The Board denied reimbursement for a sliding glass door repair and moved that all sliding glass door repairs are homeowner responsibility. Motioned Bryan, seconded by Faye.

Committee Report

- Landscape –
 - Kevin Krenok representing Viridian Landscape addressed the Board.
- Architectural – There was no report submitted.
M/S/A – Motioned Bryan; seconded by Bobby. The Board approved the color scheme number 2 with red doors. (Opposed Faye and Eve)
- Security Report – The Board reviewed the Summit Security Report for informational purposes.
- Pool and Spa – no new information to report
- Maintenance –
 - Roof Life maintenance and gutter cleaning is completed. The Board wanted management to confirm that the silt was cleaned under the brushes in the gutters.
- Proposals/Bids/Contracts
 - Insurance Renewal – **M/S/A** – The Board approved to renew the insurance with Michael Abdou Insurance Agency for the annual cost of \$17,911.50 which includes the master hazard, work comp, D&O coverage, and UMB coverage. Motioned Bryan, seconded Bobby. (opposed by Faye and Eve)
 - Miramar Site Signs – The Board tabled action until the next meeting.
 - Mt. Helix wood repairs – The Board directed management to request proposals for tenting the recommended units.
 - Alpine Fence – The Board tabled the Alpine Fence proposals pending completion of the wood repairs and painting for the community.
 - Board room rental invoice for 2014 approved.
 - Pet Waste Signs – The Board tabled action on the Pet Waste signs.
 - Tombleson concrete replacement was denied.

Old Business

- None

New business

- The proposed Satellite Dish Policy was tabled until the Board had time for further review of the document.

ADJOURNMENT – The meeting was adjourned at 8:02PM. The next Board meeting will be on Wednesday, January 15.

Respectfully submitted,

President

Secretary:



Date:

1/30/14