

# PLAYMOR HOMEOWNER ASSOCIATION MINUTES

July 23, 2014

Location of meeting: La Jolla Mesa Estates Board Meeting Room

Near 9515 Easter Way, San Diego, CA 92121

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## Attendance:

### Board of Directors:

Bryan Rho, President  
Eve Ewing, Vice-President  
Imee Castillo, Secretary  
Cheryl Kettlich, Treasurer  
Lily Ultican, Director

### Management:

Vicki MacHale, Executive Director  
John Farizell, Manager

## OPEN MEETING

- I. CALL TO ORDER: at 6:01 PM
- II. VERIFICATION OF QUORUM: All members of the Board in attendance
- III. HOMEOWNER FORUM: Three homeowners spoke, regarding election location, landscape, paint color and CCR amendment.
- IV. EXECUTIVE SESSION DISCLOSURE: Please note that the Board has scheduled an Executive session immediately following tonight's General session meeting. The following items may be discussed in Executive session: Personnel Matters; Member Discipline; Third Party Contracts and matters that pertain to or could potentially involve litigation.
- V. OPEN SESSION MINUTES from May 28, 2014: The Board reviewed and **unanimously approved** the minutes, as presented.
- VI. FINANCIAL STATEMENTS & LIENS: The Board reviewed and **unanimously approved** the financials through May 31, 2014, as presented, pending year-end review. No action regarding liens at this time.
- VII. UNFINISHED BUSINESS
  - a. Town Hall Meeting of 6/14/2014 – Cheryl Kettlich Update: Cheryl informed the Board of the discussion that took place at the Town Hall meeting. No action or motions were made during this discussion.
  - b. Brush Management: The Board discussed the need to maintain the brush due to fire/safety concerns on the canyon slopes within the Association's property lines. **Action Item:** Management to work with Viridian in establishing a scope of work for the clearance. Management to provide 3 bids for Board to review at the upcoming meeting.
  - c. Tree Trimming: Was discussed by the Board. Any tree trimming needed will be included in the clearing bids. **Action Item:** Prior to the removal of any trees, Management to contact the City to determine if the area is designated as an Urban forest, and to get clearance for removals, as needed.

- d. CC&R Amendment Ballot / Pkg Review: The Board has determined they would like to **TABLE** this item until the results of the straw pool are available to aid in the verbiage in the mailing.
- e. Southern Cross / Wood Replacement Project: Management updated the Board on the progress of SCC in contacting termite vendors in order to provide a scope for repairs needed at the property. The Board **unanimously approved** a potential increase of the original contract in the amount of \$1,300 in order to prepare comprehensive bid and specifications for additional work parameters at the property. **Action Item:** Management to work with SCC and have termite bids ready for Board review at the next scheduled meeting.

#### VIII. NEW BUSINESS

- a. Homeowner Correspondence: The Board and management reviewed all Owner correspondence. No action needed
- b. Board / Management Communications: Management informed the Board of restrictions to email meetings.
- c. Bylaws: The Board and management discussed the fact that there are two sets of By-Laws for the association. Both are similar. The Board agreed to let President Rho review both sets and provide his suggestions to the Board regarding which one to use going forward. **Action Item:** President, Rho, to review and inform the Board of his findings.
- d. Appointment of Inspectors of Elections: The Board **unanimously agreed** to appoint ARK Management as the Inspectors of Elections for the Annual Meeting and the CC&R amendment, pending review of the association's Voting Policies and Procedures.
- e. Records Retention Policy: The Board reviewed and **unanimously agreed** to the retention policy, as stated.
- f. Structural Repairs (Stairs): The Board discussed and **unanimously approved** a bid from Empire Construction to repair stair stringer at a cost not to exceed \$2,500. **Action Item:** Management to inform vendor of the work approved.
- g. The Board **unanimously approved** Owner, Ultican architectural request to install AC unit, form on file at ARK. Owner must paint the installation area the same color as the wall and Owner will be held responsible for any repairs to the exterior wall caused by the pipe or their air conditioner.

#### IX. MANAGEMENT UPDATES

- a. Annual Meeting Location: The Board unanimously agreed to move the Annual meeting to the Playmor pool. **Action Item:** Management to add the change to the community newsletter, meeting agenda and posting at LJME clubhouse door prior to the meeting.

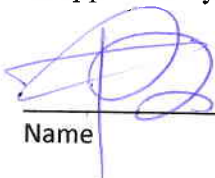
#### X. ADJOURNMENT at 7:26PM

#### XI. Date of Next Meeting: August 27, 2014

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#### SECRETARY'S CERTIFICATE

I, IMELDA CASTILLO, the Secretary of Playmor Homeowners Association do hereby certify that the foregoing is a true and accurate representation of the General Session meeting which took place on July 23, 2014 as approved by the Chairman of the Meeting and Board of Directors.

  
Name

8/27/14  
Date