

PLAYMOR LA JOLLA HOMEOWNER ASSOCIATION  
GENERAL SESSION MINUTES

Date: August 27, 2014

Location: Playmor La Jolla Pool Area

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CALL TO ORDER: 7:11 PM

ATTENDANCE:

Board of Directors:

Travis Emmel, President  
Tom Ultican, Vice-President  
Imee Castillo, Secretary  
Cheryl Kettnich, Treasurer  
Eva Ewing, Member-at Large

Management:

Vicki MacHale, Executive Director  
John Farizell, Manager  
Brandon Morales, Assistant Manager

Two Interested Homeowners

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- I. VERIFICATION OF QUORUM: All members of the Board were in attendance.
- II. HOMEOWNER FORUM: Three Owners spoke regarding Tree maintenance, Association website and Bid process.
- III. EXECUTIVE SESSION DISCLOSURE: Will be held immediately following the General Session.
- IV. OPEN SESSION MINUTES: The Board reviewed and **unanimously approved** the General Session minutes from July 23, 2014. Note: President, Emmel and Vice-President, Ultican abstained as they were not on the Board at that time.
- V. FINANCIAL STATEMENTS & LIENS: No action at this time as the financials were not completed in time for this Board meeting due to previous management delays.
- VI. LANDSCAPE WALKTHROUGH NOTES: The Board reviewed the landscape notes from both the committee and landscape vendor. The Board **unanimously agreed** to allow management the authority to approve landscape additions/removals in need of attention, within the management contract parameters. The Board would also like to review committee suggestions in future meetings. Committees will need to provide their action list to management at least 7 days prior to the scheduled Board meetings.

**VII. UNFINISHED BUSINESS**

- a. Brush Management: The Board reviewed five bids from vendors wishing to be awarded the job of brush management. The Board **unanimously agreed** to contract with Viridian landscape in the amount of \$39,840 for the work. **Action item:** Management to inform Viridian of the Board's decision and ask them to start the work in a prompt manner.
- b. Sub-Meters/Water Usage: The Board discussed water usage in the community and although they are not eligible for sub-meters at this time they would like to have Mike Tombleson perform a meter test. **Action Item:** Mike to turn off the water at each building and see if the meters are still running. If running we will need to notify each Owner in that building that they may have running water in their unit and ask them to remedy the matter.
- c. Bylaws: There are two versions of Bylaws for the community. We need to determine which is valid. The Board **TABLED** this matter to allow resident, Rho additional time to review and provide feedback.

**VIII. NEW BUSINESS**

- a) Homeowner Correspondence: None at this time, no further action.
- b) Wong – architectural request to install kitchen ventilation above range: The Board **unanimously approved** the work contingent on Owner providing a copy of the contractor's license who will be hired to do the work, a drawing detailing the schematics of the installation and identifying the location in which the ventilation will exit the structure and that any exterior item must be painted to match the building color. **Action item:** management to inform the Owner of the Board's decisions.
- c) Committees: The Board elected to **TABLE** the topic of committee formation and charters until the next Board meeting.
- d) Termite proposal – No action necessary. Chelsea Pest Control has agreed to provide the report at no cost to the association.

X. ADJOURNMENT - Date of Next Meeting: September 24, 2014

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SECRETARY'S CERTIFICATE

I, IMELOA 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 August 27, 2014 as approved by the Chairman of the Meeting and Board of Directors.

  
Name

10/1/14  
Date