

**Playmor La Jolla Homeowners Association**  
**Minutes of the Regular Session Board of Directors Meeting**  
**May 28, 2014 6:00PM**  
**La Jolla Mesa Estates Board Meeting Room**  
**Near 9515 Easter Way, San Diego, CA 92121**

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The meeting was called to order at 6:18 PM by President Bryan Rho.

PRESIDENT	Bryan Rho	Present
SECRETARY	Imee Castillo	Present
VICE PRESIDENT	Eve Ewing	Present
TREASURER	Cheryl Kettnich	Present
DIRECTOR	Lily Ultican	Present

Also present was Ti Howe representing HOA Business Solutions, and three homeowners.

GUEST PRESENTERS: Kevin Krenek, President Viridian Landscape

HOMEOWNER FORUM: Letter from homeowner was read by Bryan;

**M/S/A** – The Board approved having a homeowner meeting on June 14, 2014 at 10:00AM to be held poolside with no facilitator or additional costs. Motioned by Cheryl seconded by Imee. Vote taken, three approved, Eve voted no and Bryan abstained.

***Unless otherwise indicated all Motions were unanimously passed:***

MINUTES

**M/S/A** – The Board approved the minutes of the Regular Session held April 23 2014, as presented. Motioned by Bryan and seconded by Cheryl.

**M/S/A** - The Board approved the minutes of the Executive Sessions held April 23, 2014 as presented Motioned by Bryan and seconded by Cheryl; Eve abstained.

EXECUTIVE SESSION- Meeting Notes

April 23, 2014: The Board reviewed the Delinquency Report and requested that a letter be sent to a homeowner.

FINANCIALS

**M/S/A** – The Board approved the April 2014 financials as presented pending yearend review. Motioned by Bryan; seconded by Cheryl.

As of April 30, 2014 the total assets were \$650,953.33 including \$5,805.86 in the Operating account and \$640,693.37 in the Reserve account.

Management reminded the Board that there have been no Reserve contributions this fiscal year due to the low Operating funds. Over the past year, the association has been unable to pay the bills in a timely manner and only by using the money deposited into account from homeowners who prepay their dues. The operating account should have a minimum of two months budgeted expenses or approximately \$60,000 in the operating account; current balance is \$5,805.86. The major reason for the lack of funds in the operating account can be attributed to the decrease in the dues amount that was approved by a previous board.

Management stated that the lack of contribution to the reserve account as budgeted may be considered a loan from the reserves to the operating account which may need to be repaid. New management company will have to review.

2014-2015 BUDGET – M/S/A – The Board approved the 2014-2015 budget with an increase in dues to \$324.00 per unit, per month. Motioned by Bryan and seconded by Lily.

Stephen DeMaine letter of understanding – M/S/A – The Board approved the letter of understanding. Motioned by Bryan and seconded by Cheryl.

#### 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

- a) Architectural – The posters for the three paint color schemes will be posted in the pool area
- b) Pool and Spa – Solar electric for pool and spa was tabled indefinitely as not viable at this time.
- c) Maintenance – There was no report submitted
- d) Landscape
  - Jan, Feb, March and May reports – M/S/A – The Board approved all free items. Motioned by Bryan and seconded by Imee.
  - City Rebates for irrigation and plant removal was tabled indefinitely
  - Brush clearing logistics and funding – will need proposals for brush abatement
  - Tree trimming was tabled indefinitely.
  - Water Conservation was tabled indefinitely
  - Transfer of brush hazard areas of the property to another owner was tabled indefinitely
  - Water meter credit recovery was tabled indefinitely
  - Creating a water budget was tabled indefinitely
  - Flagged stakes installation 100 feet from structures – Landscape committee will ask Viridian to do.
  - Purchase of cured mulch tabled for Viridian proposal
  - Invitation to City Biologist to advise board – tabled for further information
  - Items tabled from February 25, 2014 Board meeting:
    - Sand for volley ball court
    - Feliz stump removal
    - 4382 Diamante new slope plantings
    - 4305 Diamante new plantings
    - Easter Way lack of ground cover
    - End of Feliz –stump from fallen tree removal
    - Seeding of lawns
- e) Security Report – violation for noise nuisance to be sent to homeowner

#### PROPOSALS/BIDS/CONTRACTS

- Tombleson to paint Zafiro park benches was tabled indefinitely.
- Viridian Water saving improvements – **M/S/A** – The Board approved the proposal to rewire Controller B in the amount of \$3,974.00 to be paid out of Reserves and the Mater valve with flow

sensor proposal in the amount of \$1,796.00. Motioned by Eve and seconded by Imee. Bryan voted no.

NOTE: Lily Ultican left the meeting at 8:05PM and was not available for voting.

OLD BUSINESS

- Approval of site sign colors was tabled pending feedback by homeowners for color scheme.
- By laws - tabled
- CC&R amendment **M/S/A** – The Board approved the ballot language for the amendment to the CC&Rs as presented by attorney Ken Dillingham. Motioned by Bryan and seconded by Cheryl.
- Water submetering was tabled indefinitely.
- Water bill was tabled indefinitely
- Rejuvenating the children’s play/swing structure – a work order will be sent to Mike Tombleson to put in a new canopy not to exceed \$100.00.
- Postponement of painting/wood replacement/ termite project was tabled for June meeting.

NEW BUSINESS

- Pool furniture needed (2 footstools fabric missing, 2 chairs need painting.) Tabled for June meeting
- Pool& spa signs needed - work order to be issued by new management company to pool company to order new signs
- Poolside Board meetings – meetings to remain at La Jolla Mesa Estates board room
- Electrical box- was tabled indefinitely
- Contact City re: donating a portion of open space was tabled indefinitely
- Contact Genesee Vista re: sale/donation of slope was tabled indefinitely
- Special assessment. was tabled indefinitely
- Homeowner Newsletter items tabled for June meeting
- Nomination of board member to manage email account- email account will be removed

ADJOURNMENT – The meeting was adjourned at 8:33 PM. The next board meeting will be determined by new management but will be held at the La Jolla Mesa Estates Board Meeting Room.

Respectfully submitted,

Secretary: \_\_\_\_\_ Date: \_\_\_\_\_