

Playmor La Jolla Homeowners Association
General Session Minutes
June 19, 2018

Board Members:

Travis Emmel, President
Thomas Ultican, Vice-President
Bryan Rho, Secretary
Xiao Qiang Zeng, Member-At-Large

Management:

John Farizell, RPMS

Homeowners: Two Owners in attendance.

Call to Order at 6:34 p.m.

Presidents Report: The Board would like to formally document the events regarding the tree trimming at the community that took place last month. The Board has a fiduciary duty to maintain the common area of the community. Tree maintenance falls within those duties. Trees must be maintained to extend life and save the community from falling hazards of branches and/or trees. It should be noted that this maintenance has proved to be effective in past years, storms in the area toppled many trees in neighboring communities but not one tree at Playmor had an issue during those same storms. In regard to this year's maintenance the Board sought proposals for maintenance from four licensed arborists in the San Diego area. After reviewing the Board selected a vendor for the work. The licensed arborist scheduled the trimmings at a time that they determined to be acceptable for the work. The Board not being a licensed arborist and relying on the opinion of the expert in the industry agreed with the dates for trimming. We understand that this had some alleged adverse reactions to nature habitats in the community. The Board is willing to take the necessary steps to notify Owners in various ways to help alleviate any issues in the future.

Homeowner forum: Owners spoke regarding common area cameras, irrigation, committees, trash, pool heater and election.

General Minutes Approval: The Board reviewed and **unanimously approved** the General session minutes from the May 16, 2018 meeting, as presented.

Owner Correspondence: The Board reviewed an ACR form an Owner requesting to upgrade their windows and slider door to dual-pane vinyl. The Board **unanimously approved** pending confirmation of the frame color, glass tint and manufacturer type. The Board reviewed an email regarding a car being vandalized. The Board reviewed emails regarding tree maintenance and bird nests.

Landscape Report: The Board reviewed the June landscape report. After reviewing the Board made the following choices: Federalize palm tree at pool entrance by spa at a cost of \$135.00 passed by a vote of 3 -1 (member Rho voting no). Replace old irrigation head in entrance grass area at a cost of \$640.00 passed

by a vote of 3 – 1 (member Zeng voting no). Diagnose faulty wiring at grass areas of Feliz and repair at a cost not to exceed \$600.00 passed by a vote of 3 – 1 (member Zeng voting no).

Reserve Study: The Board reviewed and **unanimously approved** the 2019 reserve study as presented.

Inspector of Elections: The Board reviewed the proposal from The Ballot Box. After reviewing the Board **unanimously agreed** to appoint The Ballot Box as IOE and **agreed** to have them provide their full-service oversight at a cost of \$890.00.

2019 Budget: The Board reviewed, discussed and modified the draft budget. After review and revisions, the Board **unanimously agreed** to approve the budget.

Community Signage: The Board discovered a common area signage project that started several years back but was not completed. In addition to the discovery of the project the Board identified a deposit of monies sent to the vendor for services. After discussion the Board **agreed** to start the project back up and discuss at a future meeting all details regarding the project.

Committees: The Board discussed the protocol for committee formation within the community. The Board **agreed** that all committees must submit a charter for Board review prior to forming any committee. The Board also would like to remind the community Owners that all committees serve at the pleasure of the Board and have no voting capacity. They can provide data to the Board for review and discussion at properly notice meetings.

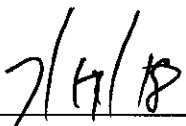
Financials for June 2018: The Board reviewed and **unanimously approved** the financials pending year-end CPA audit. The Board also **agreed** to move any monies in excess of two months for operating expenses from the Operating account to the Reserve account at the end of July.

Collections: The Board **unanimously agreed** to proceed with lien and foreclosure action on account number 759000.

The meeting was adjourned at: 7:45 p.m.

SECRETARY'S CERTIFICATE

By signing below, the Board of the Playmor La Jolla Homeowners Association does hereby certify that the foregoing is a true and accurate representation of the General Session meeting which took place on June 19, 2018 as approved by the Chairman of the Meeting and Board of Directors.



Date



Board Member Signature