

**Playmor La Jolla Homeowners Association
General Session Minutes
November 20, 2018**

Board Members:

Cheryl Kettnich, President
Eve Ewing, Vice-President
Liping Zhang, Treasurer
Bryan Rho, Member-At-Large
Xiao Qiang Zeng, Member-At-Large

Management:

John Farizell, RPMS

Homeowners: No Owners in attendance.

Call to Order at 6:36 p.m.

Homeowner forum: Owners spoke regarding website access to view water bills and guest parking.

General Minutes Approval: The Board reviewed and unanimously approved (member Kettnich abstained) the General session minutes from the October 23, 2018 meeting, as presented.

Owner Correspondence: One Owner requested a new sliding glass door be installed at the expense of the HOA. The Board had a third party review the matter, it was determined that the damage was Owner responsibility to maintain based on the CCR's maintenance responsibility section. Another Owner requested to install a mail slot in their front door which is similar to others in the community. The Board approved the request.

Landscape Report: The Board reviewed the November landscape report. The report is available to all Owners upon request. Items 9831 and 9840 for a total cost of \$170.00 passed with member Rho voting no. Items 9834 and 9835 for a total cost of \$500.00 passed unanimously. Item 9848 for a cost of \$150.00 passed by a vote of 3 – 2 with members Zeng and Rho voting no and member Zhang abstaining. In addition: The Board discussed the various expense items on the landscaping report and all, but Eve agreed that instead of incurring one off expenses to patch things here and there, that it is in the best interests of the community as a whole to follow the community landscaping renovation plan

Landscape Renovation Plan: The Board unanimously agreed to continue with the current plan. The Board is concerned with summer plantings. Landscape committee to work with vendor and clarify the plan for the summer additions.

Board Ethics Policy: The Board reviewed the code of ethics policy as written and suggested by Davis-Stirling. Three members (Rho, Kettnich and Zeng) agreed with the policy and signed the form. Two members (Zhang and Ewing) would not agree with the policy or sign the form. Member Zhang agreed with most of the ethics policy, but wanted to reserve the right to be a whistleblower and therefore choose not to sign the form.

on three of the days. The Board would also like the vendor to monitor the two-hour spots with more attention.

Common Area Lighting: The Board reviewed proposals to relocate the carport lights. The Board agreed not to proceed with the proposal. The Board reviewed two proposals to relocate photocells in the community that are not functioning. The Board agreed not to replace them at this time. The Board also discussed who is responsible to replace the front door lights. By a vote of 3 -2 (members Kettnich and Rho voting no) they determined this to be Owner not HOA responsibility.

Financials for October 2018: The Board reviewed and approved the financials pending year-end CPA audit by vote of 4 – 1 (member Zhang voting No).

Water Website Access: The Board will allow member Zhang to have access to the site in order to monitor the invoicing. The was determined by a vote of 3 – 2 (members Kettnich and Rho voting no).

Collections: No action required at this time.

The meeting was adjourned at: 8:01 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 November 20, 2018 as approved by the Chairman of the Meeting and Board of Directors.

1/15/19

Date



Board Member Signature