

**Playmor La Jolla Homeowners Association**  
**General Session Minutes**  
**February 19, 2019**

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**Board Members:**

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

**Management:**

John Farizell, RPMS

**Homeowners:** No Owners in attendance.

**Call to Order at 6:32 p.m.**

**General Minutes Approval:** The Board reviewed and unanimously approved the General session minutes from the January 15, 2019 meeting, as presented.

**Owner Correspondence:** The Board reviewed two emails from Owners. One was in regard to the Board's decision to no longer maintain porch lights and the other was regarding tree maintenance. The Board will be discussing tree maintenance later in this meeting and the Board will not be revisiting the lighting matter at this time.

**Landscape Report:** Member Ewing presented and handed out a two-page report, there were no questions. **Action item:** Landscape committee to provide a detailed map for the entire community and show the various renovations and proposed new tree installations for review at a future meeting.

**Common Area Lighting:** The Board discussed common area lighting and could not pass a motion as the vote was 2 – 2 for proceeding on carport repairs. **Action item:** Management to seek a proposal for the senior repairs and present to the Board at a future meeting.

**Guest Parking:** The Board would like to review and possibly revise the Rules and Regulations for the community and will discuss at the next meeting in detail.

**Tree Maintenance:** The Board unanimously agreed to have three arborists meet with the landscape committee. The committee will ask for general maintenance proposals, detailed opinion of the tree near stairs to pool and ficus on Feliz. Committee will then present proposals to the Board.

**Canyon Fence Install:** The Board agreed to table the matter at this time.

**Finance Committee:** The Board agreed to review a charter from the proposed finance committee. **Action item:** Member Zhang to draft the charter for Board review.

**Bank Account Concerns:** The bank account irregularities seem to be caused by wrong prior deposits which happened four times between Feb. 2018 and Oct. 2018 (checks intended for other HOA were erroneously deposited to our account by management). In table of contents for Board report, the management said: "Member Zhang's concern is valid. Her assumptions are not. Management did not randomly withdraw these amounts from PLJ's account. Management simply caught deposit errors in each case while reconciling that month's financials .... The proof provided shows that the monies were put into PLJ's account in error and validates the withdraws of the same amounts. Although we strive to do our best to eliminate errors, we are still human, and errors are bound to happen. The Board should be happy that we catch the errors in a timely fashion and do not hide or try to pass them over. We apologize for any concerns these errors may have caused."

**Collections:** The Board agreed by a vote of 3 – 1 (member Zhang voting no) to place a lien on account number 759036.

**The meeting was adjourned at: 7:38 p.m.**

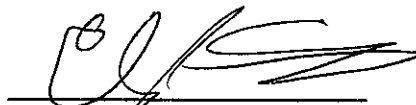
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SECRETARY'S CERTIFICATE

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 February 19, 2019 as approved by the Chairman of the Meeting and Board of Directors.

3/13/19

Date



Board Member Signature