

Playmor La Jolla Homeowners Association
General Session Minutes
March 13, 2019

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: One Owner spoke regarding agenda items and Board code of ethics.

Call to Order at 7:01 p.m.

General Minutes Approval: The Board reviewed and unanimously approved (member Zeng abstained) the General session minutes from the February 19, 2019 meeting, as presented.

Owner Correspondence: The Board reviewed an ACR form regarding installation of a split vent HVAC system. The Board unanimously agreed to allow the Owner to proceed with their request.

Landscape Report: The Board reviewed the monthly landscape report. During the review the Board agreed to items 9934 and 9935 by a vote of 4-1 (member Rho voting no) to proceed at a cost not to exceed \$200.00. The Board then unanimously agreed to proceed with item 9937 at a cost of \$75.00. No further action was taken at this time. To request a copy of the landscape report please contact management.

Common Area Lighting: The Board reviewed a proposal to replace photocells in the carports at a cost NTE \$800.00. After discussion the Board agreed to table the matter.

Unit Fire-Walls: The Board reviewed a proposal to inspect all unit firewalls in the community. After discussion the Board agree to table the matter.

Tree Maintenance: The Board reviewed a proposal to install several Jacaranda trees throughout the community at a cost of \$1,500.00. The Board tabled the matter at this time. **Action items:** Landscape committee to work with vendor to revise the quote to include the full cost of trees, irrigation and labor. In addition, the committee is to provide a map of the various locations for the Board to review at a future meeting.

Rules and Regulations: The Board discussed revising the current rules and regulations. After discussion the Board agreed to table the matter.

Guest Parking: The Board agreed by a vote of 4 – 1 (member Zhang voting no) to offer an Owner in the community signing authority for the towing vendor in order to tow vehicles that do not comply with the communities' guest parking rules. The Board also requested management seek legal advice on their options in regard to Guest Parking in the community.

Homeowner Input: The Board discussed allowing an open meeting format to permit Owners to interject throughout the General session meeting. The Board agreed by a vote of 3 – 2 (members Zhang and Ewing were against the vote) to only allow Owner comments during the designated forum of the meeting at three minutes per Owner.

Finance Committee: Member Zhang would like to create a finance committee. The Board discussed and agreed to table the matter.

Vendor Contract: The Board discussed allowing one member to contact vendors without the majority of the Boards approval. The Board agreed by a vote of 3 – 2 (members Zhang and Ewing were against the vote) to only allow contact if a majority of the Board agrees.

Meeting Dates: Member Zhang would like to change the meeting dates. The Board discussed and agreed to table the matter.

Financials for February 2019: The Board reviewed and unanimously approved the financials pending year-end CPA review.

Collections: None at this time.


The meeting was adjourned at: 8:13 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 March 13, 2019 as approved by the Chairman of the Meeting and Board of Directors.

4/16/19

Date



Board Member Signature