



**REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 11, 2022
MINUTES**

**Call to
Order**

President, Carmen Delibrado, called the meeting to order at 6:30 pm.

**Board
Meeting
Rollcall**

Carmen Delibrado, President
Panida Pawasittichot, Vice President
Victor Lopez, Treasure
Mark Stalnaker, Member at Large

**Others
Present**

Jolene Horn, Association Manager

Absent

Rosa Gonzalez, Secretary

**Open
Forum**

Homeowners present were given the opportunity to discuss their concerns with the Board of Directors.

**Consent
Calendar**

A motion was made, seconded, and unanimously carried to approve the consent calendar as follows:

- Board Meeting Minutes for September 13, 2022
- Financial Statements for August of 2022
- Ratify architectural application – 220 D – Front Door replacement

Financials

Operating

As of August 31, 2022, the operating account had a balance of \$40,818.75 with a due to reserves amount of \$45,359.71 giving a true operating amount of \$3,494.69.

Reserves

As of August 31, 2022, the reserve balance was \$343,432.57. The last reserve study shows the association funded at 45.94%. A healthy reserve funding is thought to be 75% or higher.

Landscape

Tree Trimming

A motion was made, seconded, and unanimously carried to approve Coast Landscape's tree proposal for 2022, at a cost of \$7,031.00 for 98 trees and 2023 for 113 trees at a cost of \$15,023.00.

221 Tustin A – Tree

A motion was made, seconded, and unanimously carried to approve Coast Landscape's proposal to cut the roots along the edge of the sidewalk and install 8x24' plastic root barrier, at a cost of \$395.00.



**New
Business**

Reserve Study

A motion was made, seconded, and unanimously carried to approve the draft reserve study with changes.

Adjourn

Motion was made, seconded, and unanimously carried to adjourn meeting at 6:40 pm.

Carmen Delgado

Board Signature

11/8/2022

Date

[Signature]

Board Signature

11/8/22

Date