



**REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 10, 2023
MINUTES**

**Call to
Order**

President, Carmen Delibrado, called the meeting to order at 6:40 pm.

**Board
Meeting
Rollcall**

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

**Others
Present**

Jolene Horn, Association Manager

Absent

Panida Pawasittichot, Vice President & 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 November 8, 2022
- Financial Statements for October & November of 2022
- Ratify the following repairs:
 1. Rayco – Deck change order to include the painting of the deck/community walkway rails - \$8,400.00, - to be paid from reserves
 2. Aqua-Tek -- Replace the second underwater light in the pool - \$847.62, - to be paid from reserves

Financials

Operating

As of November 30, 2022, the operating account had a balance of - \$9,034.35

Reserves

As of November 30, 2022, the reserve balance was \$353,978.13. The last reserve study shows the association funded at 45.94%. A healthy reserve funding is thought to be 75% or higher.

Liens

A motion was made, seconded, and unanimously carried to approve to lien the following accounts for delinquent amounts over \$2,500.00:



- R1010004201
- R1010009801

Landscape

Landscape Report

A motion was made, seconded, and unanimously carried to approve the items on the November Landscape report, at a cost of \$288.75

207 D Tustin – Landscape Proposal – Damage to Common Area

A motion was made, seconded, and unanimously carried to approve Coast Landscape's proposal to restore the common area damage due to the owner of the above listed address installing a new electrical box.

Architectural Review

Ratify Applications

A motion was made, seconded, and unanimously carried to approve the ratification of the following:

- 220 D Kodiak – Install new electrical panel – approved with the condition the City permit is received – Permit was received on December 29, 2022

New Business

Vinyl Fence Specifications

The Board reviewed the drafted vinyl fence install requirements. A motion was made, seconded, and unanimously carried to approve the requirements for the vinyl fence installation.

Annual Termite Inspections

A motion was made, seconded, and unanimously carried to approve Accurate Termite's proposal to complete the annual termite inspection, at a cost of \$10,000.00 to include the rear yards. This will be paid out of reserves.

Pool Replaster Proposals

The Board reviewed the proposals received and directed Management to invite Alan Smith Pools to the next meeting and request they bring samples.

Annual Calendar Items

The Board directed Management to ask the owner of 207 D to act as the inspector of elections for the May meeting.

Adjourn

Motion was made, seconded, and unanimously carried to adjourn meeting at 7:40 pm.

Board Signature

Date

Board Signature

Date