

EL DORADO LAKES CONDOMINIUM ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 18, 2018

The Regular Meeting of the Board of Directors of the El Dorado Lakes Condominium Association, Inc. was held on Tuesday, September 18, 2018, at the Association's Clubhouse in Long Beach, CA. The Meeting was called to order at 6:41 p.m. by the President, Lisa Massacani.

CALL TO
ORDER

Directors Present: Chap Cooper
Stephanie Halverson
Janell Hiebert
Kim Holcomb
Lisa Massacani
Lynda Roberts
April Ward

Directors Absent: None

Representing Cardinal: Lisa Bryce

Others Present: Susan Bisso
Lee Bowley
Bill Corey
Kimberly Franklin
Larry Gantman
Ryan Keller
Samuel Kilian
Unna Lassiter
Kerry Martin
Elaine Quinn
Candy Reese
Anna Sharples
Ellen Slaton
Gene Towle

It was announced that the Board met in Executive Session prior to this Meeting to approve Minutes, and to hold non-compliance Hearings.

EXECUTIVE
SESSION ANN.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the August 14, 2018 Special Meeting and the August 21, 2018 Regular Meeting, as submitted. Cardinal was requested to post the "Approved" Minutes to the website.

APPROVAL OF THE
MINUTES

The Directors reviewed the Collection Status Report. No action was required.

COLLECTION
STATUS REPORT
AGING REPORT

The Directors reviewed the Aging Report. No action was required.

<p>The Architectural/Maintenance Committee discussed what could be completed if they held a common area work day and general maintenance in the community. No action was required.</p>	ARCH. /MAINT. CMTE.
<p>The Clubhouse Chair Lynda Roberts discussed the Committee's approval for common area planting by residents, wanting to add koi fish to the lakes, the Committee's approval for a community volunteer day, not implementing the pool passes, awarding residents for their improvements in the common area, newspaper deliveries not being made due to the phone board being down, and inquired when the umbrellas would be removed from the pool areas. No action was required.</p>	CLUBHOUSE CMTE.
<p>The Communication Committee Chair Lisa Massacani reported that the draft newsletter was completed. No action was required.</p>	COMMUNICATION CMTE.
<p>The Emergency Preparedness Committee Chair Lisa Massacani reported the Committee would be meeting on October 18, 2018. No action was required.</p>	EMERGENCY PREPAREDNESS CMTE.
<p>A Motion was duly made, seconded, and unanimously carried to accept the July 2018 and August 2018 Financial Statements as prepared, subject to audit.</p>	FINANCIAL STATEMENT
<p>Cardinal was requested to add the certificate of deposit rate sheet to the October 2018 Agenda.</p>	CERTIFICATE OF DEPOSIT
<p>The Directors reviewed the July 2018 and August 2018 legal invoices. No action was required.</p>	LEGAL INVOICES
<p>The Landscape Committee Chair April Ward reported that the landscapers would be installing the previous approved plants shortly, that Harvest Landscaper would be emailing the proposal for the chimney tree trimming, that there were three trees that still needed to be removed, and that the tree by building #16 was good and did not need to be trimmed. No action was required.</p>	LANDSCAPE CMTE.
<p>The Directors reviewed Harvest Landscape proposal #66109. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Cardinal was requested to inform the vendor of the Board's decision.</p>	HARVEST LANDSCAPE DENIED PROPOSAL
<p>The Security Maintenance Committee reported that all the cameras were now up and running and that Protection 1 would need to come out and fine tune everything. No action was required.</p>	SECURITY CMTE.

The President, Lisa Massacani, opened the Homeowner Forum.	H/O FORUM
The owner of unit #19K was present to thank the Board of Directors for their hard work. No action was required.	UNIT #19K
The owner of unit #21I was present to ask when the lily pads would be trimmed, and discussed their concern with the depleting koi fish and birds. No action was required.	UNIT #21I
The owner of unit #19F was present to report that owners should be cleaning their exterior lights, and reported the construction debris was still in the meter shed by their unit. No action was required.	UNIT #19F
The owner of unit #5F was present to discuss the struggles they had selling their unit. No action was required.	UNIT #5F
The owner of unit #3A was present to report three bags of trash that were thrown by the 605 freeway entrance. No action was required.	UNIT #3A
The owner of unit #26J was present to report the tree by laundry room #2 was obstructing the light. No action was required.	UNIT #26J
The owner of unit #18K was present to discuss the community volunteer day, but was concerned with the liability. No action was required.	UNIT #18K
The owner of unit #5I was present to report the work in their carport was not completed, discussed a hold harmless agreement could be used on the community volunteer day, smoking should be allowed on the patios, and oversized vehicles parking in the gutters. No action was required.	UNIT #5I
The owner of unit #23K was present to discuss oversized vehicles parking in the gutter. No action was required.	UNIT #23K
Director Massacani closed the Homeowner Forum, as there were no further owners present who wished to address the Board.	H/O FORUM CLOSED
Cardinal was requested to send a letter to CPR Construction and Greystone requesting that all items stored in the meter cabinets be removed within thirty days, or it would all be discarded.	METER CLOSETS

The Directors reviewed the Island Pacific Contractors proposal. A Motion was duly made, seconded, and unanimously carried to deny Greystone Contractors proposal for deck repair at unit #19A. Cardinal was requested to inform the vendor of the Board's decision and request a bid to repair the leaking drain line without a water test.

#19A DECK
CAULKING

The Directors reviewed the proposal from Greystone Contractors. A Motion was duly made, seconded, and unanimously carried to approve the railing repair at unit #3F at a cost of \$1,450.00. Cardinal was requested to inform the vendor of the Board's decision.

#3F RAILING
REPAIR

The Directors tabled review of the Greystone Contractors' proposal to the next Board Meeting for railing repair at unit #24B. Cardinal was requested to add the item to the October 2018 Agenda.

#24B RAILING
REPAIR

The Directors tabled discussion on a new janitorial company to the next Board Meeting. Cardinal was requested to add this item to the October 2018 Agenda.

JANITORIAL
PROPOSALS

The Directors tabled review of CPR Constructions proposal #21203 to the next Board Meeting for wood fence repairs at unit #9A. Cardinal was requested to add the item to the October 2018 Agenda, and request CPR Construction review the proposal with Director Cooper.

#9A FENCE
REPAIRS

The Directors tabled the discussion on gutter cleaning to the next Board Meeting. Cardinal was requested to add the item to the October 2018 Agenda, and to follow up with Antis Roofing and Gale Force for their bids.

GUTTER
CLEANING

The Directors reviewed the correspondence from the owner with account #ED-0017-0203-02 regarding common area planting. A Motion was duly made, seconded, and unanimously carried to deny the request to leave the rocks and boulders installed by the homeowner in the common area. Cardinal was requested to inform the owner of the Board's decision and inform the owner to remove the rocks and boulders from the common area.

#ED-0017-0203-02

The Directors reviewed the correspondence from the owner with account #ED-0017-0177-01 regarding common area planting. A Motion was duly made, seconded, and unanimously carried to deny the request to leave the pavers and bark installed by the homeowner in the common area. Cardinal was requested to inform the owner of the Board's decision and inform the owner to remove the pavers and bark from the common area.

#ED-0017-0177-01

The Directors discussed twenty-four hour key fob access for the Directors. A Motion was duly made, seconded, and unanimously carried to approve twenty-four

TWENTY-FOUR

hour key fob access to the pedestrian gates, clubhouse, and tennis courts. Cardinal was requested to coordinate with the Directors to retrieve the existing key fobs and extend the access to twenty-four hours.

HOUR KEY FOB
ACCESS

The Directors tabled the discussion regarding the camera policy to the next Board Meeting. Cardinal was requested to add this item to the October 2018 Agenda.

CAMERA POLICY

The Directors discussed the work order process. No action was required.

WORK ORDER
PROCESS

The Directors discussed locks on the fire cabinets. No action was required.

FIRE CABINETS

The Directors tabled review of proposal #21314 from CPR Construction for entry deck repairs at unit #13K to the next Board Meeting. Cardinal was requested to add this item to the October 2018 Agenda.

#13K DECK
REPAIRS

The Directors reviewed the proposal from Greystone Contractors. A Motion was duly made, seconded, and unanimously carried to deny Greystone Contractors' proposal to repair the pool equipment covers, and the cleaning of the stucco at building #5. Cardinal was requested to inform the vendor of the Board's decision.

#5 STUCCO
CLEANING

The Directors reviewed the proposal from Greystone Contractors. A Motion was duly made, seconded, and unanimously carried to approve Greystone Contractors' proposal to remove and replace the concrete slab at unit #30 at a cost of \$2,500.00, to be charged to reserves; and approved the replacement of the sliding door with the stipulation that the sliding door was warped by tree roots. Cardinal was requested to inform the owner and vendor of the Board's decision.

#30 SLAB

The Directors reviewed the correspondence from the owner with account #ED-0017-0219-01 regarding contractor parking. No action was required.

#ED-0017-0219-01

The Directors reviewed the correspondence from the owner with account #ED-0017-0064-01 requesting the Association pay for the fire extinguisher to be refilled after the owner used it for a personal fire. A Motion was duly made, seconded, and unanimously carried to approve the Association to cover the refill fee. Cardinal was requested to inform the owner of the Board's decision and issue a work order to have the fire extinguisher refilled.

#ED-0017-0064-01

The Directors reviewed the correspondence from the owner with account #ED-0017-0220-01 requesting to leave their vehicle seat in the carport during the summer months. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision.

#ED-0017-0220-01

The Directors reviewed the correspondence from the owner with account #ED-0017-0113-01 requesting the bougainvillea remain in the potted plants by the front door. A Motion was duly made, seconded, and unanimously carried to approve the request, with the stipulation that the owner keep the bougainvillea trimmed away from the exterior of the home. Cardinal was requested to inform the owner of the Board's decision.

#ED-0017-0113-01

The Directors reviewed the correspondence from the owner with account #ED-0017-0258-01 regarding a neighbor-to-neighbor issue. No action was required.

#ED-0017-0258-01

The Directors tabled review of the correspondence from the owner with account #ED-0017-0198-01 requesting to plant in the common area to the next Board Meeting. Cardinal was requested to add the item to the Regular and Executive Session Agendas.

#ED-0017-0198-01

The Directors reviewed the Cardinal Board Education class. No action was required.

CARDINAL BOARD EDUCATION

The Directors reviewed the Annual Calendar. No action was required.

ANNUAL CALENDAR

The Directors tabled the discussion on the dwindling wildlife to the next Board Meeting. Cardinal was requested to add this item to the October 2018 Agenda.

DWINDLING WILDLIFE

The Directors announced that the next Board Meeting would be held on October 16, 2018.

NEXT SCHEDULED BOARD MEETING

There being no further business, the Meeting was adjourned at 8:52 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMITTED

ATTEST:

ATTEST

Lisa Massacani, President

Date

SECRETARY CERTIFICATION

I, Janell Hiebert, appointed Secretary of El Dorado Lakes Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of El Dorado Lakes Homeowners Association Meeting held on September 18, 2018, as approved by the Board Members in attendance of the Meeting.

Janell Hiebert, Secretary

Date

SECRETARY
CERTIFICATION

Approved