

**HUNTINGTON LANDMARK  
SENIOR ADULT COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES OF REGULAR MEETING**

Thursday, January 3, 2019, 9:00 AM, Main Lounge

1. CALL TO ORDER – President Brewer called the meeting to order at 9:05 AM.
  
2. ROLL CALL – a quorum was present

Marilyn Brewer, President	John Muse, Member-at-Large
Marvin Garrett, Vice President	Jean MacLennan, Member-at-Large
Dayton La Grua, Secretary	Nancy Stuart, Member-at-Large (Absent)
Walter White, Chief Financial Officer	
  
3. OTHER ATTENDEES

Kimberly Pollard, General Manager	Approximately 40+ owners
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4. HOMEOWNER FORUM – Two (2) homeowners addressed the Board on:
  - a. Vehicle Storage Area Space Rental Policy & CC&Rs (1)
  - b. Resident Parking (1)
  
5. **CONSENT CALENDAR** – Marilyn Brewer

The use of the Consent Calendar will enable the Board to conduct its business in a more timely and efficient manner. If the Board agrees, it would be appropriate at this time to entertain a motion to accept the Consent Calendar as presented. Any items deemed inappropriate may be pulled from the Consent Calendar and excluded from the motion for additional discussion.

Motion: To accept the following Consent Calendar Items; was made by Director White, seconded by Director Garrett and unanimously approved.

  - a. **Approval of Agenda**
  - b. **BOD Minutes – 11/16/18 Regular & Organization**
  - c. **Monthly Financials – (pulled)**
  - d. **Management Report**
  - e. **Committee Minutes/Reports – Pulled –**

Report by Director Brewer announcing Chairs and Board Advisors:

    1. Architectural Control Committee – Chair, Marsha Merendino – No Advisor
    2. Election Committee – Chair, Karen Laures – Marvin Garrett Advisor
    3. Finance Committee – CFO White Chair/Advisor
    4. Landscape Committee – Chair, Nancy Henry – Dayton La Grua Advisor
    5. Maintenance Committee – Chair, Tom Tullius – John Muse Advisor
    6. Property Protection Committee – Chair Vacant – Dayton La Grua Advisor

6. CFO REPORT

- a. The monthly Financial Report was provided by CFO Walt White.
- b. November 2018 Financial Report

Motion: Ratify the review of the Association's unaudited November financial documents and statements required by Civil Code Sections 5500 & 5501 completed by an Executive Committee consisting of Director White (CFO) and Director Muse. The Financial Advisory Committee assisted with the review of the financial documents and statements prepared by the Association's management agent, Associa Professional Community Management, was made by Director White, seconded by Director Muse and unanimously approved.

7. NEW BUSINESS

- a. Fine Schedule Executive Working Group

Motion: To establish an Executive Working Group to review and update the Rules and Regulations Addendum D: Monetary Penalties, consisting of Marvin Garrett, Vice President, Dayton La Grua, Secretary and Jean MacLennan, member-at-large, was made by Director la Grua, seconded by Director MacLennan and unanimously approved.

- b. Notification of Proposed Rule Change re: New Senate Bill 4360

Motion: The following provision, in accordance with new Senate Bill 4360, shall be posted for 30 days for membership comment prior to being added to page 16 of the Huntington Landmark Rules and Regulations as follows:

"Treatment of Employees, Staff, Residents and Vendors"

No Owner, Resident, or Guest shall direct, instruct, yell, reprimand, harass or verbally abuse any Huntington Landmark employee, staff member, Association vendor, or Association third party contractor. All Owners shall direct any complaint about employees, staff, residents or vendor conduct or job performance to the on-site General Manager or the Board or Director.

Any Owner found in violation of the above rule shall be subject to a \$500.00 fine, after notice and a hearing before the Board."

The Board invites your comments on the proposed rule changes and will consider all comments received from homeowners prior to voting for adoption of the proposed rule change, was made by Director La Grua, seconded by Director Garrett and Unanimously approved.

8. DISCUSSION ITEMS – None

9. DIRECTOR'S COMMENTS

- a. Jean MacLennan – Toy Group

- 1.Appreciation to all who donated bottles and cans throughout the past year.
- 2.Recycled funds provide for materials needed to make 3195 toys which were provided to children through 23 different organizations.

- b. John Muse – Grandparents Club

- 1.Appreciation to all who donated toys to the Grandparents Club for the Sparks of Life Toye Drive.

c. Marilyn Brewer –

1. Reallocation of The Space in The Management Office.

- a. The project was delayed primarily because of the city's holiday schedule. Fewer inspectors were available and inspections were delayed. We are on track to finish around the 10th of the month. The new front offices should be fully functioning.

2. Atlanta Gate Landscape Project

- a. Plans are drawn, and a budget approved. The slowdown was waiting for the sod rebate approval.

3. The Indianapolis Gate Redo.

- a. We are looking at a 'swing' gate that will eliminate the spike strip entirely.

4. The 2019 Rec Area Enhancement Project

a. The Rec Hall

- i. Paint the interior, enclose the fireplace with an automatic turn on feature. Consideration is being given to removing the vhf movies and doing built ins.
- ii. Board members would like to see a more important entrance with an H - L emblem.
- iii. These are ideas in the making.  
This is your area - and just as the board responded when you wanted the puzzle table moved back - we will respond to your ideas and suggestions. A package is being developed and will probably be presented at the march board meeting. So - there is time for your ideas and suggestions to be considered. Please speak out. Email or talk with a board member.

10. ADJOURNMENT – President Brewer adjourned the meeting at 9:55AM by general consent.

11. NEXT BOARD MEETING – **Thursday, February 7, 2019 at 9:00AM in the Main Lounge.**

**EXECUTIVE SESSION 12/21/18**

**a) Contract Formation –**

- i) Two (2) proposals for replacing lights in MRA with LED lighting were reviewed and found not to be cost-effective. Alternative plans will be developed.

**b) Legal**

- i) Four hearings were scheduled however management was able to negotiate satisfactory resolution in all cases and the hearings were cancelled.

**c) Personnel**

- i) Took action to eliminate the part time recreation assistant and added 1 full time maintenance technician at a net annual cost of \$5,291.

  
Dayton La Grua, Secretary

Feb. 7, 2019  
Date