



- b. February 2019 Financial Report  
Motion: Ratify the review of the Association's unaudited February 2019 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 on March 13, 2019 by the Association's management agent, Associa Professional Community Management was made by Director White, seconded by Director MacLennan and unanimously approved.
- c. Record Lien  
Motion: Authorize our collection attorney, Richardson Ober PC, to record an assessment lien against the property identified as Account 00222-2857 (APN 933-520-33, C8303.30) for delinquent assessments and any late fees, interest charges, and other collection-related amounts was made by Director White, seconded by Director Stuart and unanimously approved.
- d. Earthquake & Flood Insurance Renewal  
Motion: Accept the 2018-2019 Earthquake Renewal Proposal offered by LaBarre/Oksnee Insurance with a premium of \$256,418.80 chargeable to Operating Account 5031-0000. The policy includes: (1) Limit of Liability; \$80,000,000 with 20% deductible, (2) Flood Limit; \$80,000,000 with \$100,000 deductible. (3) Total Insurable Value; \$162,303,976, (4) Approval of Non-Admitted Carriers was made by Director White, seconded by Director MacLennan and unanimously approved.
- e. Reinvest Maturing CDs  
Motion: Reinvest a \$248K CD maturing on April 11, 2019 in a 36-month CD at a rate of 2.65%, as recommended by Comercia Securities was made by Director White, seconded by Director Muse and unanimously approved.
- f. Close RV Lot Deposit Account  
Motion: Close Operating Liability Account 2223-0000 "Deposits-RV Lot" with a balance of about \$4,055 was made by Director White, seconded by Director La Grua and unanimously approved.

## 8. UNFINISHED BUSINESS

- a. Revision of Addendum D to the October 4, 2018 Rules and Regulations  
Motion: Approve the attached proposed revision of Addendum D to the October 4, 2018 Rules and Regulations. The revision:
  1. Adds HOA responsibility for the insulation in the condominium buildings and the toilet mounting flanges.
  2. Adds owner responsibility for the toilet wax seals and toilet mounting bolts.
  3. Updates the format of Addendum D and incorporates editorial changes to make Addendum D easier to read.
 Was made by Director Brewer, seconded by Director White and unanimously approved.

## 9. NEW BUSINESS

- a. Emergency Item – 2018 Audit  
Motion: Emergency Item to be added to agenda was made by Director La Grua, seconded by Director Muse and unanimously approved.
- b. 2018 Audit  
Motion: To approve the 2018 Financial Statements (audit) submitted by Invisible Accounting Solutions and to distribute it to all members of the Association as required

by California Civil Code 5305 was made by Director White, seconded by Director Muse and unanimously approved.

c. Proposed 2019 Election Timeline

Motion: To accept the proposed timeline for the 2019 Election was made by Director Brewer, seconded by Director La Grua and unanimously approved.

d. 2019 Sanitary Sewer Maintenance

Motion: To approve the proposal of Performance Pipeline Technologies Additional funds for construction management, & contingences are authorized for a total cost not to exceed \$54,000 chargeable to Reserve Account Reserve GL account 6000-0551 Sewers Cleaning Expenses was made by Director Brewer, seconded by Director White and unanimously approved.

e. Phase 3 Painting Buildings & Garages 2019

Motion: To approve the Proposal of Prem Max Painting Phase 3 Buildings \$77,800 and Garages \$10,100. Additional funds for construction management, & contingences are authorized for a total cost not to exceed \$91,000 chargeable to Reserve Account Reserve GL account 6000-0153 Paint-Stucco Expense was made by Director Brewer, seconded by Director White and unanimously approved.

f. Phase 13 & 8 Fence Replacement 2019

Motion: To approve the Proposal of Saddleback Vinyl to replace the 32 Required Fences in Phase 13 & 8 in the amount of \$83,908.78. Additional funds for construction management, landscape/construction adjustments & contingences are authorized for a total cost not to exceed \$87,000 chargeable to Reserve Account Reserve GL account 6000-0531 Fences-Patio Expenses was made by Director Brewer, seconded by Director White and unanimously approved.

g. Garage Door Contractor

Motion: To approve Luxor Garage Door Service as a second Garage Door Contractor for our community, as Pre-selected by the Association and Pre-approved by the Architectural Control Committee was made by Director Brewer, seconded by Director White and unanimously approved.

10. DISCUSSION ITEMS – None

11. DIRECTOR'S COMMENTS

a. Nancy Stuart –

1. Office Hours will be held April 18<sup>th</sup> from 4pm to 6pm in the sewing room. Marvin Garrett was an essential part of the "Office Hours" sessions and will be greatly missed.

b. Dayton La Grua, Walt White, John Muse and Jean MacLennan –

1. Brief comments on knowing and working with Marvin Garrett, who will indeed be greatly missed.

c. Marilyn Brewer –

1. Next Board meeting will be May 5, 2019 at 9am in the main lounge.
2. The next Board Executive session will be April 18<sup>th</sup> in MPR2 at 9am.
3. Services for Marvin Garrett will be at the First Christian Church in Huntington Beach on April 12, 2019 at 10AM

12. ADJOURNMENT – President Brewer adjourned the meeting at 10:00AM by general consent.

13. NEXT BOARD MEETING – **Thursday, May 5, 2019 at 9:00AM in the Main Lounge.**

**EXECUTIVE SESSION 2/15/19**

**a) Contract Formation –**

- i) Preventative Maintenance Gates Contract –  
Approved the proposed Extended Maintenance & Service Agreement At the cost of \$465.00 a month for Preventive Maintenance and UNLIMITED service calls for all Gate and Camera issues (gate strikes not included), to include:  
All Gate hardware, loops, tracks, rollers, control arms & chains and closers  
All Pedestrian Gates - Atlanta & Indianapolis - Main & Beacon Pool  
Atlanta Gates and gate arms, All Indy Gates and gate arms, and All MRA Gates.  
Annual cost, \$5,580.00.
- ii) Patio Fences –  
Approved management to Solicit Bid to replace 32 fences with an option for 32 additional fences during 2019
- iii) EV Charging Discussion –  
The EVWG was thanked for their work evaluating & recommending alternatives for electric-vehicle charging. By consent, no further action would be taken at this time. Residents would be allowed to continue charging electric vehicles in their garages.
- iv) Refurbishment/MRA  
By consent, item is deferred to July Executive meeting.
- v) Indianapolis Exit Gate Replacement –  
Approved to request Management with the assist of Russell Hoffman develop scope of work to solicit bids from a qualified architectural engineering firm to develop the necessary designs and specifications accomplish the proper redesign of the Indianapolis exit gate with a starting budget of \$6,000.
- vi) Video Surveillance - Atlanta Exit Gate –  
Approved to accept the CCTV Masters proposal to complete the partially installed gate surveillance system by installing surveillance system cameras, without talk down capability at the Atlanta Ave. exit including new pole, Wi-Fi antenna and flood lights equal to light installed at the Atlanta Ave. entry at a cost not to exceed \$13,000 chargeable to Reserve cost code 6000 0581.
- vii) Garage Door Replacement –  
Approved for Management to solicit bid from Mesa Garage Doors to replace tilt-up wooden garage doors one at a time utilizing the same specifications provided to all other garage door replacement contractors.

**b) Legal**

- i) Hearings
  - (1) ACC Denial Appeal –  
Approved the appeal for a split air-conditioning system to be installed with certain agreed upon conditions.

- (2) Landscape violations (2)
  - (a) Failed to appear; fine notification letters to be sent.
- (3) Garage usage violation (1)

**c) Personnel**

i) Clubs

(1) Current procedures of Clubs:

- (a) Event Set-Ups/Decorations – no change
- (b) Ticket Sales – no change
- (c) Life Guard – not required
- (d) Rover – not required
- (e) Ceramics Club Hours and Woodshop hours – changed to 7am – 9pm

  
Dayton La Grua, Secretary

MAY 3, 2019  
Date