

LA CUMBRE OWNERS ASSOCIATION
BOARD MEETING MINUTES
Monday September 16, 2024

CALL TO ORDER. Barry Eckert, President, called the meeting to order at 7:00 PM. Other Board members present were Julie Evans, Bill Ureda, and Marilyn McGowan. Also present was Manager Jim Watson. Janice Laney attended by Zoom.

President's Remarks. None

Member Forum.

1. Karin #70 said that the tenants in #41 will have a moving van this week. She noted a worker at #72 parking on the grass.
2. Mona #5 suggested that a handle be installed on the outside of the west gate.
3. Marilyn #62 reported that the east gate closes but doesn't latch, is out of alignment.
4. Aaron #90 asked the board to reconsider its ban on nets in the common area that use small stakes to secure.
5. Dale #112 reported that the battery-operated irrigation at the entrance is not working and plants are dry.

Approve Minutes: The Board approved (5-0) the minutes of the August 19, 2024 Board Meeting.

Management Report: St. John and Associates submitted a report of the previous month detailing communications and activities on behalf of the Association.

Treasurer's Report: Bill gave a summary of the financial status of the Association for August. Bill, Julie, Barry, and Janice certified the Financial Review for July.

Special Appearance. Kyle Jones of Aqua Creations appeared by Zoom to describe the proposed pool remodel and answer questions. The projected cost is \$28,990. It will take about a month beginning the end of October. During that time the pool, spa and clubhouse will be closed.

COMMITTEE REPORTS.

Architectural: Jo Merit

1. The Board approved (4-0, Bill abstained) the application of #19 to change the color of their front door to the color of the trim.
2. The Board approved (5-0) the application of #106 to replace their front walkway with brushed cement and a handrail. The walkway will end flush with front step. Approval is contingent on receipt of paperwork and City permit.

Landscape: Jennifer Schwarz

1. The palm trees in the back yard of #41 are pushing on the fence.
2. #26 requested that the oleanders on Marianna behind his lot be lowered. The Board approved (3 for, 1 opposed, 1 abstain) that the oleanders will be pruned to below the top of the wall and the dead ones will be removed.
3. The oleanders on Calle de los Amigos will be trimmed on the inside, back from the wall.

Website: Dale Reimer. Everything is up to date.

Internet/Security: It was noted that residents hosting parties should check that all Common Area gates are latched as well as Clubhouse doors locked after their event is over.

Social: Karin Hughes. October 2 will be Spud night.

Welcome: Not present.

OLD BUSINESS:

1. **Annual Meeting and Election.** No election will be needed as there are three applicants for three positions.

2. **Security/Internet committee.** Dale was given a Thank you card for all of his many hours of work on our system. A new member is being added.
3. **Common Area rules.** The Board approved (5-0) the following rule:
20. No plastic wading pools or Slip and Slides may be used on the grass. It kills the grass. The Board chose not to outlaw portable nets installed in the Common area as long as the stakes are short and plastic, and on the grass, not the mulch.
4. **Big Green cleaning contract.** The contract calls for them to clean the outside tables and benches, clean the kitchen once a month, and shampoo carpets and wash windows once a year.

NEW BUSINESS:

1. **Pool re-surface bid.** The Board approved (5-0) to accept the bid of \$28,990 to resurface the pool. The Board opted not to replace the cement coving or precast. They will install the same decorative tile as used in the Spa. We may need to purchase a portable lift to be ADA compliant (about \$5000 to \$10,000).
2. **Rental of #41.** The Board ratified (5-0) the rental of #41.
3. **Kitchen final.** The Board ratified (5-0) the final payment for the kitchen remodel, total cost of \$34,600.
4. **Termites in alleyway fences.** The Board approved (5-0) to have Jhonny's do the termite repair on the fences of 19-31 with owners paying for the communal side fences. When fence posts are replaced, they will be replaced with metal posts, not wood.
5. **Roof and gutter cleaning.** The Board approved (5-0) to proceed with the bid from Quality Roofing to clean the roofs and gutters, including the Clubhouse gutters. This will occur about November 1.
6. **Parking Rules—Loading and Unloading in the fire lane.** It was generally agreed that residents may park a recreational trailer in the street with truck attached for a few hours. However, the Board chose to wait to make it an exception to no parking in the fire lane.

Adjourned at 8:51 PM.

Respectfully submitted by

Marilyn McGowan, Board Secretary

Board Executive Session

Call to Order at 8:55 PM No action was taken.

Adjourned at 9:12 PM

To All,

Below is the La Cumbre Circle HOA Treasurer's Report for August, 2024.

- 1) We received the monthly financial statements from St. John and Associates for August, 2024. This is the fourth month of our current fiscal year (May 2024 – April 2025).
- 2) YTD revenue is \$134K or 100% of our budget. All dues payments are current.
- 3) YTD operations expenses are \$30K or 98% of our YTD budget.
- 4) YTD maintenance and repair costs are \$36K or 93% of our YTD budget.
- 5) YTD utility costs are \$30K or 83% of our YTD budget. The current month water bill is \$2,698 which is about normal for a summer month. I have not done any further investigation into the water billing as of yet.
- 6) Total YTD expenses are \$96K or 91% of our YTD budget.
- 7) As planned, \$7K was transferred to reserves this month from our operating account. At the end of August our bank balances are as follows:

Operations Account:

- \$ 95K Banc of California checking account

Reserve Accounts:

- \$ 71K Bank of California Money Market
- \$ 74K Banc of California CD
- \$ 81K Everbank CD
- \$ 41K Everbank CD
- \$ 26K Chase
- \$ 20K Chase
- \$ 95K Chase
- \$ 27K Chase
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- \$ 435K Total Reserve Balance

- 8) See the separate Reserve Account Report for reserve account activity.
- 9) As of month end August net operations are \$10K under budget.

Respectfully,

Bill Ureda