

LA CUMBRE OWNERS ASSOCIATION
BOARD MEETING MINUTES
Monday October 21, 2024

CALL TO ORDER. Barry Eckert, President, called the meeting to order at 7:01PM. Other Board members present were Julie Evans, Bill Ureda, and Marilyn McGowan. Also present was Manager Jim Watson. Board member Janice Laney was not present.

President's Remarks. Barry reported he receives city water billing for 61 La Cumbre Circle and that the city is reporting higher than normal water use. The board will wait until after the pool resurfacing project is completed to address this issue.

Member Forum.

1. Karin Hughes #70 was approved to purchase two new brooms and dust pans for the clubhouse.

Approve Minutes: The Board approved (3-0) the minutes of the September 16, 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, and Barry certified the Financial Review for July.

COMMITTEE REPORTS.

Architectural:

1. No report was presented.

Landscape: Alex Lambrous

1. Oleander trimming along Calle De Los Amigos is ongoing.
2. It was noted that the rear cinderblock wall behind #24 had been increased in height by placing additional cinderblocks on top of the existing wall. Manager Jim Watson tasked to request owner remove these blocks.
3. Several Agaves were donated to the association by #32 and have been planted in the association area.

Website: Dale Reimer. Dale has added a search capability to the website.

Internet/Security: Karin Hughes reported after hours pool and spa use in violation of pool rules. The sliding door to the clubhouse has repeatedly been left unlocked.

Social: Karin Hughes. No November Social will be held due to the pool resurfacing project. The December Holiday Social is scheduled for Saturday, December 14th.

Welcome: Not present.

OLD BUSINESS:

1. **Parking Rules – Loading/Unloading – Fire Lane.** The proposed modification of the parking rule #8 was approved as amended (3-0) allowing up to six hours for residents to load/unload RV's in front of their unit.
2. **Alleyway Fence Status – Termite Repairs.** The board approved (3-0) the Jhonny's Pest Control fence repair proposal for units 1-15 (odd).
3. **Gutter Cleaning – Quality Roofing Status.** The Board approved (3-0) the 10/24 or 10/25 start date for this work.
4. **Pool Resurfacing.** Manager Jim Watson reported Aqua Creations confirmed the Monday, 10/28, project start date.

NEW BUSINESS:

1. **2024 Annual Meeting.** The Board approved (3-0) the draft annual meeting agenda submitted by manager Jim Watson.
2. **Pool Service.** The board agreed to the continued pool service provided by Sunny Pools.
3. **Green Waste Dumpsters.** The Board approved (3-0) Marborg replacing the 3 cu. ft. dumpster in the East Parking area with a 4 cu. ft. unit.
4. **Bartlett Magnolia Maintenance Proposal.** The Board approved (3-0) the Bartlett proposal to continue the magnolia tree treatments in the clubhouse/pool common area. Cost \$2,282.
5. **Bartlett Root Barrier Proposal for #4.** The Board approved (3-0) the Bartlett root barrier proposal at unit #4. Cost \$2,000.
6. **ACC Committee.** The board queried owners present to volunteer to serve on the ACC Committee. No responses were received.
7. **Owner Complaint.** Board member Bill Ureda requested reimbursement for magnolia treatments made at his unit (#19) that could have been an association responsibility. Following board discussion it was decided to postpone board consideration of this request. Bill also brought forward a request for the board to authorize up to two hours of attorney time to assess critical communications received from an owner regarding protective legal action. Following board discussion action on this issue was postponed.
8. **Reimbursement Gift Card.** The board unanimously approved Marilyn McGowan's reimbursement request for the \$100 gift card presented to Dale Reimer for his work in setting up and maintaining the LCOA website and the clubhouse camera security system.
9. **Corporate Transparency Act – HOA Requirements.** Manager Jim Watson described the CA legislation requiring HOA compliance by Jan 1, 2025. The board unanimously approved (4-0) CTA Review to assist the board in making the required filing and certifications.

Adjourned at 8:30 PM.

Respectfully submitted by

Jim Watson, Association Manager

Board Executive Session. An executive session meeting was not conducted.

To All,

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

- 1) We received the monthly financial statements from St. John and Associates for September, 2024. This is the fifth month of our current fiscal year (May 2024 – April 2025).
- 2) YTD revenue is \$168K or 100% of our budget. All dues payments are current.
- 3) YTD operations expenses are \$37K or 96% of our YTD budget.
- 4) YTD maintenance and repair costs are \$45K or 92% of our YTD budget.
- 5) YTD utility costs are \$39K or 86% of our YTD budget. The current month water bill was 3,267 which is high but I learned we increased our watering to 3 times per week. I looked at the last 3 water bills and usage was generally in line with the prior year. Given the pending pool resurfacing (which could repair any pool leaks) I say let's keep an eye on the usage over the next two months and not take any further investigation for now.
- 6) Total YTD expenses are \$121K or 91% of our YTD budget.
- 7) As planned, \$7K was transferred to reserves this month from our operating account. At the end of September our bank balances are as follows:

Operations Account:

- \$ 103K Banc of California checking account

Reserve Accounts:

- \$ 53K Banc of California Money Market
- \$ 74K Banc of California CD
- \$ 81K Everbank CD
- \$ 41K Everbank CD
- \$ 26K Chase
- \$ 20K Chase
- \$ 96K Chase
- \$ 27K Chase
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\$ 418K Total Reserve Balance

- 8) See the separate Reserve Account Report for reserve account activity.
- 9) As of month end September net operations are \$12K under budget.

Respectfully,

Bill Ureda