**LAGUNA NUEVA CONDOMINIUM ASSOCIATION, INC.**

**Board of Directors Meeting Minutes**

**April 13, 2016**

**Time & Place:** 9:00 a.m. at the Laguna Nueva Clubhouse

**Directors Present:** Ric McCarthy, Julie Thompson (via phone), Lorraine Foster,

Dijon Woods

**Others Present:** Community Manager Deborah Markham and homeowner Tami Lefler H8

**Organizational Meeting Minutes**

**Establish a Quorum/Call to Order**

1. A quorum was established with 4 board members in attendance. The meeting was called to order at 9:00 a.m.
2. Approval of January 13, 2016 Board of Directors Meeting Minutes:

Move to Approve by: Lorraine Foster 2nd by: Ric McCarthy vote 4-0

1. **Executive Board Reports:**
2. President’s Report - None
3. Treasure’s Report – Lorraine Foster gave report on budget totals, balance sheets along with a Cash Operating Balance of $29,312.23: Reserve Balance of $191,243.63: & Delinquent Assessments of $20,655.02

Motion to Approve by: Dijon Woods 2nd by: Ric McCarthy vote 4-0

1. **Committee Reports:**
	1. Maintenance Committee:

*1.)* New Building Lights are up and look BEAUTIFUL!! They are LED and will save our HOA monthly on our electric bill. They have light sensors so they will always turn-on and turn-off at the correct time each day as the seasons change which again saves our HOA monthly on our electric bill (no timers to set) 

*2.)* John and Ric removed a 4x4ft. square of concrete in front of the pool entrance gate to fix a leaking pipe and then replace the concrete. Looks GREAT!! Thanks guys 

*3.)* We had $350. left over from the folks that donated to the “Tree Project” so take some time and notice the beautiful new Blue Pots with plants around the pool. (Thanks to everyone who donated to make all our homes look beautiful)

*4.)*We have also replaced all the old shading material around the pool, that was damaged by the heavy winds this past winter, with a very nice sun resistant material. Looks fresh & clean and works beautifully to keep the sun out.

 b. Marina Committee: Nothing new on dredging the inlet.

1.) The Board is pleased with how the Marina is doing. With the river coming up to level 5 on a regular basis it has kept the water moving in and out of the marina which is keeping it clean.

1. We had a problem with Beavers eating our palm trees around the marina this winter. The problem was resolved with putting wire fence material around each individual palm tree.
2. Security Committee: Nothing new on Cameras
3. The Board discussed getting individual gate codes for each homeowner. Spoke with Heather at Hazelwood Welding (gate code company) she will allocate codes to each homeowner for $150.00. The codes will be six digits instead of four. Not sure how new codes will be distributed to each homeowner? Keep checking our website
4. **Unfinished Business:**

Cool Mountain Air are the contractors hired to do all repairs on all roof ladders. Proposed to be done by April 16, 2016. They are also clearing all roof drains, gutters and down spouts.

1. **New Business:**
2. Unforgettable Coating still needs to seal & touch up paint around all new exterior light fixtures (to keep our 2 yr. warranty valid) Our quote is $3500.00. Approved Lorraine Foster, 2nd Julie Thompson vote 4-0
3. Lorraine & John Foster are continuing to work with Lamps Plus on getting the same lights we put on our exterior buildings for all our patio’s. 144 lights will be needed. 2 lights per unit. That will be set-up for next fall. Watch the website for updates.
4. Fire Inspection: Had a “Walk Through” in February. We need to go through all garages and common areas and fill all penetrations (small hole) around electrical plugs etc. Some penetrations can be filled with fire approved spray foam, others will be drywall repair. Multiple over loaded adapters/wall plugs in garages needs to STOP or they will fine us!! and those fines will be passed onto the offending homeowner!! If we continue to have these violations the Fire Authority will contact our insurance company and that can be VERY COSTLY!!! So violators will get notices and will be expected to comply immediately.
5. Director/Officer Judy Sisson has turned in her resignation from the Board and we would all like to say “Thanks” Judy for all her volunteered time, advice and knowledge to make our HOA more successful.
6. Board appointment of director – No Action
7. The Board has decided to keep the maintenance of the Marina, plant removal/cleaning etc. on an “as needed” basis for now with Acme Landscaping for the months of May thru September.
8. Solar panel lost in winter winds. No action taken at this time to replace.
9. Discussed Suddenlink - all homeowners have until May 16th to pick up HD boxes at the Suddenlink location on 2585 Miracle Mile Rd. #101, Julie to send out mass email.

**Homeowner Comments:** The Board has received requests from several homeowners asking if the Association can reconfigure the water valves to the buildings. The Board has been trying to figure the best plan to do this under the Reserve item “Potable Water” which are the vales in the pavement. Otherwise there are valves in the garages but not all homeowners have access to the garages with the valves in them. Ric McCarthy and John Foster will inspect each building, since each building is different, put together a plan then talk to a few plumbers to see what can be done.

**Meeting Adjourned:** **Adjournment**

 A motion to adjourn was made by Lorraine Foster and seconded by Ric McCarthy. The meeting adjourned at 10:15 a.m.

Respectfully submitted;

Dijon Woods

Association Secretary