**LAGUNA NUEVA CONDOMINIUM ASSOCIATION, INC.**

**Board of Directors Meeting Minutes**

**August 24, 2016**

**Time & Place:** 9:03 a.m. at the Laguna Nueva Clubhouse

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

Dijon Woods and Joanne Ward

**Others Present:** Community Manager Deborah Markham and homeowner, Sheila & Joel Douty E-1 & Fred Jaramillo C-6

**Board of Directors Meeting Minutes**

**Establish a Quorum/Call to Order**

1. A quorum was established with 4 board members in attendance and one via skype. The meeting was called to order at 9:03 a.m.
2. Approval of April 13, 2016 Board of Directors Meeting Minutes:

Motion to Approve by: Julie Thompson 2nd by: Joanne Ward Vote 5-0

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 $46,433.23: Reserve Balance of $221,944.16: & Delinquent Assessments of $23,342.02

Motion to Approve by: Dijon Woods 2nd by: Julie Thompson Vote 5-0

1. **Committee Reports:**
	1. Maintenance Committee: Committee is working on replacing any and all light bulbs in common area (hallways & garages) light fixtures with LED bulbs as needed throughout our community as well as changing/upgrading broken fixtures with new energy efficient fixtures.
	2. Marina Committee: Ric spoke to the “Dredging” of the boat entry to the Marina, done on August 24, 2016, for $3500.00, they removed 12 inches of sand/debris. The committee will continue researching this issue as it will be a continuing concern with each storm that comes through and update the Board as to what options are available to us and the best way to move forward.
	3. Security Committee: All is good. We haven’t had any incidents. The changing of the gate code to individual codes per homeowner seems to have cut down on unwanted traffic within the complex. It’s been a positive change.
2. **Unfinished Business:** None
3. **New Business:**
	1. New pump/motor was installed for the pool on 8/20/16 by: Just in time Pool and Maintenance Co.
	2. Suddenlink contract was negotiated by: Julie Thompson to a 5-year contract renewal agreement at $20.00 per unit for basic service with a 5% to 7% annual increase. Motion to Approve by: Ric McCarthy 2nd: Joanne Ward Vote 5-0
	3. Board accepted proposal from CPA Charles Coplan to perform the 2016 year-end audit for $1500.00. Motion to Approve by: Joanne Ward 2nd: Julie Thompson Vote 5-0
	4. Purchase and installation of Patio Lights was motioned to be discussed at our October 8th homeowners annual meeting.
	5. 2017 proposed operating and reserve budget was adopted. Motion to Approve by: Ric McCarthy 2nd by: Julie Thompson Vote: 5-0
	6. Implement a policy concerning violations of the Governing Documents-discussion/move to draft an Enforcement Police…*Removed*…already have instructions in Rules & Regulations section 10.
	7. The Board made a motion and it was seconded to amend the CC&R’s to regulate the lengths of leases. The motion was made by: Julie Thompson to move forward with the revision process. 2nd by Joanne Ward Vote 5-0 The HOA attorney will prepare the revision which will go out to the Membership for a vote, prior to our October 8 2016 yearly homeowners meeting.
4. **Homeowner Comments:**
	1. One homeowner shared his concerns that the Jacuzzi is heating 24/7. The board will be checking into this concern but it was explained that we do have the Jacuzzi on a program for heating at a set temperature to conserve costs. We will have the computerized program checked for our options on best ways to conserve energy.
	2. Another concerned homeowner wanted an update on how the HOA is handling boats/vessels in violation of the Rules and Regulations in the Marina and the overflow parking area that are past the 14-day allotted time. It was explained that the HOA will tag said vehicles, notify owners via Certified Mail with return receipt and if the owners of said vessels/vehicles don’t comply in the time allotted the vessels/vehicles will be towed at the owner’s expense. We recommend all homeowners refresh themselves on the Rules and Regulations concerning parking boats/vessels in the marina, on the dock on the river and/or in the overflow lot…this includes trailers/vehicles on common area property. All boats are to be registered with the HOA with proof of insurance and receive a registration sticker from the HOA BEFORE they are launched and parked in the marina or on the river dock. Call CDM or go to our website LagunaNuevaHOA@gmail.com to get more information on these issues.
	3. Concerns were voiced about homeowners/renters leaving pool toys behind and not removing them when they are done at the pool…Please remember to take all your belongings back to your unit at the end of each day or your items will be disposed of.

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

A motion to adjourn was made by: Ric McCarthy 2nd by: Julie Thompson Vote 5-0 The meeting adjourned at 10:55 a.m.

Respectfully submitted:

Dijon Woods

Association Secretary