

LAGUNA NUEVA CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting Minutes
April 12, 2017

Time & Place: 9:00 am. at the Laguna Nueva Clubhouse

Directors Present: Ric McCarthy, Lorraine Foster, Dijon Woods, Joanne Ward, and Julie Thompson.

Others Present: Community Manager Deborah Markham

Board of Directors Meeting Minutes

Establish a Quorum/Call to Order

1. A quorum was established with 5 board members in attendance.
The meeting was called to order at 9:00 a.m.
2. Approval of April 12, 2017 Board of Directors Meeting Minutes and October 8, 2016 Board of Directors Organizational Meeting Minutes:
Motion to Approve by: Lorraine Foster 2nd by: Joanne Ward Vote 5-0
3. **Executive Board Reports:**
 - a. President's Report - None
 - b. Treasure's Report – Lorraine Foster gave report on budget totals, balance sheets along with a Cash Operating Balance of \$36,197.92: Reserve Balance of \$274,291.89 (Inclusive of CAB MM of \$199,291.89 & CDARS of \$75,000.00 accts.) & Delinquent Assessments of \$18,984.60
Motion to Approve by: Julie Thompson 2nd by: Ric McCarthy Vote 5-0
4. **Committee Reports:**
 - a. Maintenance Committee: Ric McCarthy spoke to looking for assistance from homeowners in each building for help in notifying HOA/CDM about burnt out light bulbs, problems within your building, etc....our HOA has saved hundreds of HOA dollars with Ric McCarthy and John Foster taking care of these little issues. Without these 2 gracious volunteers, we would need to hire outside repairman at no less than \$89.00 per repair to get these little issues handled. So, because Ric's business is getting busier and John will be doing a lot of traveling this summer we are looking for homeowners to help with some of the little issues that come up like burnt light bulbs and small tasks, please notify CDM of these issues so we can take care of them in a timely manner. If you are interested in helping where needed please contact Ric McCarthy through our HOA office, CDM, at 702 298-5592 or through our website LagunaNuevaHOA@gmail.com.

- b. Marina Committee: Ric McCarthy spoke to the health of our marina. Good news is it's very healthy, we have turtles, fish and lots of spawning little fish. The ducks ate the grass down in the marina this winter so we didn't have to pay to cut it down, of course as spring/summer temperatures increase growth will increase and we will take care of it as needed. We know the marina is cloudy and we were told that this is a good thing for the spawning baby fish but as the river rises and falls more frequently the marina will clear up. Ric also spoke to the new "Lego Wall" as we are calling it. We are excited about this barrier and hopeful that it will solve the marina erosion issue from future storms. Only time will tell.

5. Unfinished Business:

- a. Purchase and installing patio porch lights - motion was made for CDM to get 3 bids from Licensed Contractors for installation of patio lights and Foster will be re-connecting with Lamp Plus to see if they can honor the previous quotes given us last year. Motion approved by: Julie Thompson 2nd: Joanne Ward Vote 4-1
- b. CDM has been directed to solicit bids from Licensed Contractors specializing in crack fill and slurry of the pavement within our community. CDM has been instructed to start getting bids in July/August so we can have valid bids that can be scheduled with an October start time as weather is better for this type of job.

Motion to approve by: Lorraine Foster 2nd: Ric McCarthy Vote 5-0

6. New Business:

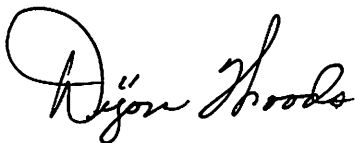
- a. Building roof coating by Cool Mountain Construction for \$44,171.00 includes 5-year warranty - move to ratify action of accepting contract. Motion to approve by: Ric McCarthy 2nd: Joanne Vote 5-0
- b. Install two 6" gate valves on either side of the bridge to abandon waterline under the bridge for \$6,464.58 by Premier Backhoe, Inc. Move to ratify action. Motion to approve by: Ric McCarthy 2nd: Julie Thompson Vote 5-0
- c. Remove and replace existing staircases at marina and heli pad for \$12,612.30 by J & M Wrought Iron, LLC - move to ratify action of accepting estimate. Motion to approve by: Ric McCarthy 2nd: Lorraine Foster Vote 5-0
- d. Estimate from Reliable Pump for \$9,467.04 to purchase and install a new grinder pump for the lift station - move to ratify action Motion to approve by: Ric McCarthy 2nd: Lorraine Foster Vote 5-0
- e. Discussed Article VIII, Section 8.1 of CC&R's to add "A Unit may not be rented for less than (30) continuous days/move to mail ballot with explanation letter for the amendment. Motion to approve: Julie Thompson 2nd: Joanne Ward Vote 5-0
- f. Discussed how to improve COMMON COURTESY within our Laguna Nueva community. The Board is asking that all homeowner and their renters, read the Rules and Regulations section of our CC&R's. The

Board is hopeful this will bring an awareness to the people that are not in compliance of Rules & Regulations and will encourage them to adjust and abide by our CC&R's. One example is: the subject of keeping your dogs on a hand-held leash. All dog owners are aware of the laws that dictate "all dogs must be on a leash" and to please "pick up" after your dogs... yet these rules are not being obeyed by some. But to make matters harder, when it is brought up to some of these dog owners in violation of these rules, the person being forced to bring up the subject of proper responsibility (not a fun position) is treated in a disrespectful manner. We live in a small community and these rules have been put in place to have common courtesy for ALL neighbors!! please help us by complying, and homeowners if you have a tenant please make sure they know and abide by these Rules & Regulations. We the *Volunteer* Board want to enjoy our time at Laguna Nueva as much as the next owner so we don't appreciate being put in the position of being the Dog Police, Garage Police, Parking Police, Boat Registration Police etc. We are all adults and homeowners and we purchased our units with the knowledge of the Rules and Regulations so we need the few that are in violation to show Common Courtesy to your fellow homeowners and comply. Put your dogs on a leash, put your extra car/boat/trailer in storage if it doesn't fit in your garage, register your boat with CDM etc.

Meeting Adjourned: Adjournment

A motion to adjourn by: Ric McCarthy 2nd by: Dijon Woods Vote 5-0
The meeting adjourned at 10:56 a.m.

Respectfully submitted:

A handwritten signature in cursive script that reads "Dijon Woods". The signature is written in black ink and is positioned above the printed name.

Dijon Woods

Association Secretary

**LAGUNA NUEVA Condominium Association
Board of Directors Meeting**

August 16, 2017

Treasurer's Report

Treasurer's Report – as of June 30, 2017

- Cash Operating Balance: \$ 31233.04
- Reserve Balance: \$246204.86
(Inclusive of CAB MM of \$171,204.86 & CDARS of \$75,000.00 accounts.)
- Delinquent Assessments: \$ 19661.85

Reserve items due for completion in 2017 are:

- Asphalt Overlay (\$73,809)
 - Building Roof Repair (\$44,171)
 - Building Interior Surf Rep/Rep (\$20,867)
 - Swimming Pool Sub Anal (\$3,710)
 - Building Skylights (\$13,911)
- Totaling \$156,468

Thank you,
Respectfully submitted by your Treasurer
Lorraine Foster