

**LAGUNA NUEVA CONDOMINIUM ASSOCIATION, INC.**  
**Board of Directors Meeting Minutes**  
**August 16, 2017**

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

**Directors Present:** Ric McCarthy, Lorraine Foster via phone, Julie Thompson, and Dijon Woods

**Others Present:** Community Manager Deborah Markham and Homeowner Jack Norris

**Board of Directors 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 9:09 a.m.

2. Approval of April 12, 2017 Board of Directors Meeting Minutes

Motion to Approve by: Lorraine Foster 2<sup>nd</sup> by: Ric McCarthy Vote 4-0

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 \$31,233.04: Reserve Balance of \$246,204.86 (Inclusive of CAB MM of \$171,204.86 & CDARS of \$75,000.00 accts.) & Delinquent Assessments of \$19,DD.85

Motion to Approve by: Dijon Woods 2<sup>nd</sup> by: Julie Thompson Vote 4-0

4. **Committee Reports:**

- a. Maintenance Committee: Ric McCarthy is working hard to keep up with changing light bulbs, including some in E8 & D9...Gary Thompson is helping with these needs also. *Thanks Ric & Gary.* The Board has been working hard on the replacement of the sewer pump that was broken over Memorial Day weekend by owner/renter/visitor that thought it was "ok" to flush diapers/baby wipes down the toilet?? The gate to the pool area that was broken also over Memorial Day weekend because an owner/renter/visitor let their children swing on that gate has also been fixed. The Board is getting quotes on replacing the Palm trees and bushes that were set on fire along with the field next door by an owner/renter/visitor with their illegal fireworks over the 4<sup>th</sup> of July weekend. Julie Thompson walked the entire complex with Matt from the landscape company and addressed all issues with irrigation problems, trimming of plants and trees, removal of weeds and replacing of plants/trees that are not doing well. *Thanks Julie.* Jack Norris has offered to do maintenance on the docks. He will attach all loose rubber rails, tighten all loose screws, replace missing cleats, grease rollers etc. *Thanks Jack.* The stairs to the Marina and the Heli pad have been replaced and look GREAT!!

- b. Marina Committee: Ric spoke to the weeds in the marina. The Board motioned for CDM to hire Acme to clean and remove all weeds from the Marina before Labor Day.

Motion to Approve by: Julie Thompson 2<sup>nd</sup> by Ric McCarthy Vote 4-0

- c. Unfinished Business: The Board made a motion to remove the replacement of Patio Lights from the agenda. Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Julie Thompson Vote: 4-0

The Board spoke to the subject of amending Article VIII, Section 8.1 of the CC&R's to add the following language *A Unit may not be rented for less than thirty (30) continuous days* – status. The Board made a motion for Lorraine Foster to put together a letter of explanation and list the pro's & con's of the change and have that survey/letter put in the ballot/packet going out to all homeowners for the October 7<sup>th</sup> Homeowners Meeting as well as posting it on the website LagunaNuevaHOA@gmail.com. We need all **72** homeowners to be involved in their community and please respond. This survey/letter is not a "vote" it's a survey and a way for the Board to get to know what each homeowner wants for their community.

Motion to Approve by: Julie Thompson 2<sup>nd</sup> by: Lorraine Foster Vote 4-0

#### **5. New Business:**

- a. Move to acknowledge resignation of Director Joanne Ward...Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Dijon Woods Vote 4-0
- b. Move to ratify action to purchase and install the new hydromatic 3HP vortex pumps with new control panel for \$25,003.85. Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by Dijon Woods Vote 4-0
- c. Move to accept proposal from Charles G Coplan Jr. to perform the 2018 audit for \$1500.00. Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Lorraine Foster Vote 4-0
- d. Move to discuss/award and schedule bids to crack fill and seal asphalt. Motion to Approve Ace Asphalt bid of \$8900.00 by: Ric McCarthy 2<sup>nd</sup> by: Julie Thompson Vote 4-0
- e. Move for the Board to adopt the proposed 2018 operating and reserve budget Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Dijon Woods Vote 4-0
- f. Move to accept the proposed service agreement, to be performed monthly, maintenance on the lift stations for \$500.00 per month. Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Julie Thompson Vote 4-0.
- g. Move to proceed with new updated reserve study with site visit and reserve expenditure. Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Dijon Woods Vote 4-0
- h. Moved to accept Management contract increase for 2018. Which is a raise to CDM of 2.5% increase (\$1268.00 per year...last raise 2009) Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Julie Thompson Vote 4-0
- i. Moved to have the Wrought Iron fence by the pool area notched to accommodate fire department tool to turn on the fire hydrant. Motion to Approve by: Ric McCarthy 2<sup>nd</sup> Julie Thompson Vote 4-0.

- j. Motion to get bids to repair and re-route the High-Pressure Pipe by the bridge from valve to valve. Motion to Approve by: Ric McCarthy 2<sup>nd</sup> by: Lorraine Foster  
Vote 4-0
- 6. Homeowners comments: Jack Norris spoke to his frustration of how the Board is not enforcing the rules of the CC&R's, example: dogs on leashes, vehicles parked in "Fire Lane" and "Guest Parking", dogs in pool area etc. Jack also offered to do maintenance on our docks...example: fix dock rails, tighten screws backing out, replace missing cleats, grease rollers etc. *Thanks Jack.*

Motion to Adjourn @ 11:55 by Dijon Woods 2<sup>nd</sup> Julie Thompson Vote 4-0

Respectfully submitted:

Dijon Woods

Association Secretary