

September 10, 2020 Minutes of Board of Directors Meeting

Minutes of the Board of Directors Meeting

The Board of Directors Meeting for the La Collina Homeowner’s Association was held on Thursday, September 10, 2020 via Zoom.

I. CALL TO ORDER/ROLL CALL

Mr. Jeff Reese called the Board of Directors Meeting of the La Collina Homeowner’s Association to order on September 10, 2020 at 6:35 p.m.

Board Members Present and Constituting a Quorum:

- Jeff Reese, President
- John Bechtold, Treasurer
- Gregory White, Secretary
- Chris Watson, Member at Large

Staff Members Present:

- Monica D’Ambrosio, Property Manager, Meritus

9 residents

Meeting Minutes

MOTION TO:	Approve the meeting minutes from July 9, 2020.
MADE BY:	Mr. Bechtold
SECONDED BY:	Mr. White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0– Passed.

Updates were provided to the community –

Architectural Committee: Mr. Belchtold stated the committee has met on Wednesday, September 9, 2020 to review and update the architectural guidelines. Updates will be ready t circulate to the Board for review Monday, September 14, 2020. Mr. Belchtold explained the review was in response to resident’s requests and the document created by WestBay, as is, did not meet the needs of the community and its residents.

Covenants Enforcement Committee: Mr. White stated the committee had not yet met. They were scheduled to meet Tuesday, September 9,2020 but did not due to a scheduling conflict with Ms. D’Ambrosio. Mr. White and Ms. D’Ambrosio met today (Thursday, September 10, 2020),

to discuss the committee, its procedure and expectations. It was determined the committee should meet once a month irrespective of scheduled hearings to discuss committee business. Inspections are being done, violations are being documented and letters are going out to the residents. Mr. White and Ms. D'Ambrosio toured the community to review the standards set by the Board.

Ms. D'Ambrosio has requested a meeting with the committee for next week either Tuesday, September 15th or Thursday, September 17th.

Landscape Committee: Mr. Watson had no updates

Board Business:

Engineers/Irrigation Audit Proposal: Mr. Reese acknowledge receipt of two proposals as requested by the Board.

The engineers report will provide a report of the current conditions of the community and additional concerns the Board should be aware of. The report would be useful when discussing punch-list items with WestBay

The irrigation audit proposal would provide the current conditions of the irrigation system, repairs that are necessary and additional concerns the Board should be aware of. The Board acknowledge the irrigation system has issues and where aware WestBay had no intention of making additional repairs or modifications to the system. Some of the irrigation issues include: pumps, timers, heads and system pressure. WestBay had agreed to schedule a meeting to meet with the design engineer and the installation contractor to provide a detail discussion on how the system operates to the Board and management. Ms. D'Ambrosio has been asked by the Board to help schedule the meeting as soon as possible. Ms. D'Ambrosio stated an additional proposal had been requested for the irrigation audit and would follow up the following day with the contractor.

Mr. Reese stated all proposals would need to be reviewed by the Board but suggested the Board consider just doing the irrigation audit as the inconsistencies of the system have a direct effect on the members.

WestBay and Punch-list: Board met with counsel to discuss Homes by Westbay. WestBay is waiting until the tree replacement issue comes to an agreement before completing the punch-list items. Counsel has suggested The Board retain proposals from a certified arborist and a tree nursery to help set the Board expectations and provide a plan of what is best for the community. Both contractors can provide assistance with confirmation of the species that should be planted, location of installation, and future concerns for maintenance. The Board will follow Counsels advice and has asked Ms. D'Ambrosio to help provide contact information for the contractors.

Action Plan: Mr. Bechtold suggested the Board put an Action Plan together to help the Board keep on task and ensure items are resolved. The Board agreed and will work to put one together.

Members Comments:

Gate:

Can gate be reset without a service call?

Are the gate codes removed automatically when home is transferred to a new owner?

Towing:

Can the notice for suspension be reduced? 48 hours notice is required to ensure all parties have sufficient time to be notified of the request.

Mr. Reese stated the current towing company had been engaging in unsafe practices while in the community. They were driving and pulling cars without lights on. In addition, there was some question if the towing company was visiting (providing services) the community had contracted for and they had not been available or responsive when needed. The Board has reached out to other towing services to provide reliable and responsive service to the community.

Perimeter Fence Repair: Is the fence by Walmart the HOA's responsibility to repair? We will need to reach out to Speedy Pro and ask them to repair the damage to the fence. In addition, Mr. Rees added that WestBay has told the Board the fence was originally to be installed there and the design documents show there was never any intent to provide perimeter fencing at 100% around the community.

ADJOURNMENT

MOTION TO:	Adjourn the meeting
MADE BY:	Mr. Bechtold
SECONDED BY:	Mr. White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0- Passed.