

Meeting Minutes

Project: ≤ TT3 HOA Minutes – General Session – 12/04/2018 ≥

Date and Time		Attendees
12/04/2018 7PM		<u>Manager</u> : Calista Mendez <u>Board</u> : Michele Phillips, Bruce Watkins, Andrea Kim, Karen Fond <u>Homeowners</u> : Jewel Fiorito, Eric Hormell, Dave Phillips <u>Absent</u> : Lisa Goldfisher
ID #	Summary of Notes	
1.	Meeting called to order: 7:03PM	
2.	November meeting minutes approved.	
3.	Discussion around patio trees and how some may continue to cause damage to sewer lines with their roots. May need to service pipes with root problems more than once a year. Need to reinforce rules regarding any new trees planted in patio areas, which should be planted in pots and not in-ground.	
4.	Plumbing bid for pipe repair between units 4426 and 4428; Moe is less costly with a \$2500 estimate, and Top Contender \$4500. Calista will check with Moe on their schedule in order to get the work completed soon.	
5.	Patio maintenance and stucco repair will be needed on several units where vines are growing on stucco. Painters will need access to patios in order to perform maintenance.	
6.	End of year walk-through to be completed with Calista on the property before year-end.	
7.	Termite inspections: 7 units did not participate. Higgins will work with the people who didn't get it done; they can call and make an appointment for the inspection.	
8.	<p>Question brought up regarding CC&Rs and termite inspections: Can we send owners violation letters for not participating in the mandatory inspections, and have them foot the bill for their portion as a penalty? Calista will check with Roseman Law to see if we can fine those owners who did not participate in the yearly termite inspection.</p> <p>The First Amendment to the CC&R's has a section about the "Eradication of Wood-Destroying Pests". Michele would like confirmation that this section of the amendment gives the Association the right to fine those who do not participate.</p>	
9.	Six residents interested in front door replacement. Options are solid fiberglass or solid birch doors.	
10.	Financial summary: We have under \$20K as of November 30, and \$221K in reserves. There is one homeowner delinquent by a month, but it is likely a mistake as they are usually current with their dues. Calista will call to check on their payment. All in agreement that late fee would be waived on this one instance.	
11.	Pre-paid insurance policy will be paid off by December. Calista is also working on getting the board paid back on a duplicate worker's comp policy.	
12.	Our net is \$-16K, but this is due to high legal fees and bad debt. After backing that out, we are in the green. Board can decide what to do with the excess funds.	
13.	Michele proposes to use the approximately \$10K in excess funds as a contingency for work on the pool area. We will have a better idea of how much money we have by the January meeting.	
14.	Financial Review: Michele and Calista will sign it together. It is to be mailed out together with the maintenance matrix to all homeowners.	
15.	Next meeting scheduled for Tuesday, January 8, at 7PM. At 4436 Kling.	
16.	Meeting Adjourned: 8:25PM	