

**DEL CORONADO SANTEE TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 26, 2017  
MINUTES**

Meeting of the Board of Directors of the Del Coronado Santee Townhomes HOA was called to order by the Association President Carol Anne De Mars at 6:33 p.m.at the home of 10655 Prince Carlos Lane.

<b>Directors Present:</b>	Carol Anne De Mars	President
	Jim Johnson	Vice President
	Donna Knapp	Secretary

Chris Bales-absent	Treasurer
Tom Collier-absent	Director at Large

<b>Also Present:</b>	Jenny Julian	Community Manager
	Tony Barnaba	Green Ridge Landscape

**OPEN FORUM**

Tony from Greenridge Landscape was present to answer questions from the Board. Topics of discussion were irrigation issues, mulch in certain bare areas of the Community, existing flowers that dry and need replacement. Jim will conduct a walkthrough with Tony in the next couple of weeks. All questions were answered to the full satisfaction.

**MINUTES**

The Board reviewed the Open Session Meeting Minutes of 7/25/2017 and upon a motion made, seconded and carried, the Board approved the Minutes as presented for filing.

The Board reviewed the Executive Session Meeting Minutes of 7/25/2017 addressing the review of unit owner correspondence, review of the violation log and collection matters. A motion was made, seconded and carried to approve the Minutes as presented for filing.

**FINANCIAL REPORT**

**Period Ending August 31, 2017**

The Board reviewed the Financial Report for period ending 8/31/2017. The Operating Account balance is \$-3,684.41. The Reserve Account Balance is \$563,128.97 The Accounts Receivable Balance is \$22,996.86. Total income for this period was \$21,352.64 with expenses of \$21,340.78. Total assets for this period is \$582,641.42 Upon a motion made, seconded and carried, the Financial Report was approved as submitted to be filed pending independent financial review.

**2017 Independent Financial Review**

A draft of the 2017 Independent Financial Review prepared by Terry J. Tagwerker, CPA was provided to the Board for their review. This report provides the reader with an analysis of the Association's financial transactions covering the period from June 1, 2016 through May 31, 2017. After further review and discussion, a motion was made, seconded and carried to approve

the 2017 Independent Financial Review and Representation Letter as presented for mailing to the Membership as a required Annual Disclosure.

**Assessment Lien Approval**

Upon a motion made, seconded and carried, the Board has resolved and authorizes that a Lien be recorded on the property with Assessor Parcel Number 378-342-36-00 in the event that payment is not received by the deadline imposed in the Intent to Lien Letter.

**UNFINISHED BUSINESS**

The Board reviewed a proposal from Greenridge Landscape to install Apache Brown gravel in the bare dirt area around the pool. Cost is \$989.00, upon motion Upon a motion made, seconded and carried, to accept the bid. Donna had a question regarding a carrot tree located outside her home she asked the Board if she had permission to trim the tree. The Board will ask Tony to include this tree in the tree trimming project.

**Pool**

The Board reviewed a proposal from 1 Stop Pool Pros, Aquaspecs, and Serenity Pool Care to resurface the pool. After review and discussion, a motion was made, seconded and carried to approve the proposal as submitted for a cost of \$11,740.00. The Board would like to know the difference of fiberglass and plaster which material would last the longest and the warranty. Manager will contact Aquaspecs.

**Maintenance**

10634 Prince Carlos garage lights are still out. The post on the ground is solid but the fence is not stable. Part of it is split and part fence 10633 king Philip. Have phoac maintenance take care of this repair.

The Board instructed Management to check with JC Plumbing on the asphalt repair and concrete. We need to make sure that JC is going to leave the asphalt and concrete as it was before the plumbing work was done.

**EXECUTIVE SESSION SUMMARY:**

**Violations:**

The Board instructed Management to send letters to the following units.

**Delinquency/Collection status:**

The Board reviewed the delinquency report. moved to approve the delinquency report as submitted. Jim seconded the motion. Vote was all ayes; motion carried.

**ADJOURNMENT**

With no further business to come before the Board and upon a motion made, seconded and carried, the meeting was adjourned at 8:00p.m.

*Carla Moss*

~~Secretary~~  
*President*

*Nov 28, 2017.*

Date