



Attendees:

Dana Tiblier - Manager

Robert Fuque- President

Bobbi Jo Hinton - Vice President

Norma Yarbrough - Treasurer

Andreas Schick - Secretary

Secanda "Candy" Gellineau-Wilson - Member at Large

Finances:

Operating Account Balance: \$23,720.71

- Payables: (\$0) - All bills paid by month end

Reserve Account Balance: \$242,486.28

Clubhouse Account Balance: \$5,630.19

Meeting Notes:

Pool Update: The contractor is finishing the plaster and will start on the coping along the sides next. They have recently finished replacing lights in the pool and should pour the concrete soon, weather permitting. Andreas moved to extend the pool season until September 30th to make up for the repair delays. Norma seconded. Motion passed.

The unit for which the Board was seeking foreclosure has paid their delinquent account balance. With the balance paid, the Board has withdrawn the vote to foreclose. Another unit has over \$3,100 in unpaid dues. The Board is evaluating options to pursue payment.

The Board discussed the Reserve Study Budget and decided not to pursue replacing the shrubs at the community entrances and the clubhouse. The shrubs are in good condition and this saves the community \$2,214 on the budget to allocate elsewhere.

The storage building behind the clubhouse has been removed. Exterior cleaning is scheduled for June 19th.

The Board has received a bid to replace the pump house door for \$3,368.78. The Board is seeking a second bid instead.

The Board has received the name of a contractor, American Home Design, who can build patio covers, should any resident wish to install one.

The Board has received two bids for concrete repairs to unit 704.

Bid 1: \$1,400

Bid 2: \$3,150

Andreas moved to accept Bid 1. Norma seconded. Motion passed.

The board received two bids to repair potholes at the southern entrance. After discussion, the Board is asking for a revision to add in "No Parking" paint in front of units 101-109.

The Board received two bids to replace a water shutoff valve at unit 704.

Bid 1: \$2,250

Bid 2: \$2,250

As the bids were the same, Andreas moved to accept Bid 2 as they had recently performed the same replacement at another unit.

The Board has received three bids for meter bank replacements for units 1010-1014, 1041-1043, 1044-1049, & 1050-1053.

Bid 1: \$33,429.80

Bid 2: \$24,690.00

Bid 3: \$18,000.00

This is on the Reserve Study Budget for \$15,283.00. Andreas moved to accept Bid 3. This would leave us \$2,717.00 over budget. Norma seconded. Motion passed.

The Board received a bid of \$4,887 to repair the foundation at unit 150. Norma moved to accept. Bobbi Jo seconded. Motion passed.

The Board approved a revised bid of \$1,709.12 to repair the fence in the pool around the trash cans.

The Board has discussed the question of a dog park with the community's insurance agent who responded with a number of guidelines for insurance approval. Bobbi Jo & Candy will lead the formation of a committee with resident

Sarah Schick to determine community interest. Any residents who wish to join can email Bobbi Jo and Candy. 4-6 additional residents are requested.

-Bobbi Jo: [bjreggreen@gmail.com](mailto:bjreggreen@gmail.com)

-Candy: [ssssgf4@yahoo.com](mailto:ssssgf4@yahoo.com)

The Board received a bid of \$7,092.88 to repair the chimney at unit 405 and a bid of \$11,734.40 to repair a chimney at unit 407 following a storm in April. Both bids were from the same contractor. Bobbi Jo moved to approve the bids. Andreas seconded. Motion passed.

The Board discussed changing banks as promised during the annual meeting in May. Dana recommended Bank of California as her other HOAs use them. They do not charge a monthly fee and offer a better interest rate. Andreas moved to switch banks. Bobbi Jo seconded. Motion passed. Dana will begin the process of switching and expects it to finish by end of August.