

**Crest of Calavera Hills Homeowners Association  
General Session Board Meeting Minutes**

**Monday, January 9, 2017**

***Property Advantage  
5142 Avenida Encinas, Carlsbad, CA 92008***

**ATTENDANCE:** Directors Present: Bill Parks, President  
Amy Hayashi, Treasurer  
Tina Filler, Director at Large  
Janet Bryant, Secretary

Directors Absent: Debby Parks, Vice President

Representing Property Advantage: Erik Runsvold, CAMEx, CCAM, CMCA, AMS Division Manager

**CALL TO ORDER:** The meeting was called to order at 4:25 pm by Bill Parks, Board President.

**HOMEOWNER FORUM:** Time was set aside for Owners in attendance to address the Board with concerns regarding the community. Board Secretary, Janet Bryant addressed the following concerns:

- White piping at Hillsboro trash enclosure
- Fencing

**EXECUTIVE SESSION DISCLOSURE:** The Board met in an executive session prior to the general session to discuss minutes, collections, roof leaks and homeowner correspondence.

**APPROVAL OF MINUTES:** Upon a motion duly made by Bill Parks, seconded by Janet Bryant and unanimously carried, the Board approved the December 12, 2016 General Session Minutes..

**FINANCIAL REPORTS:** The Board reviewed the monthly financial reports ending December 31, 2016.

Upon a motion duly made by Bill Parks, seconded by Amy Hayashi and unanimously carried, the Board accepted the financials ending December 31, 2016, subject to the auditor's year-end review.

**COMMITTEE REPORTS:** Landscape Committee: The next monthly landscape walk will be rescheduled to a date to be determined once Parkwest Landscape can inform Management of possible time and dates.

**NEW BUSINESS:** Fence Removal and Repair: Upon a motion duly made by Bill Parks, seconded by Amy Hayashi and unanimously carried, the Board approved Allied Fencing to provide the chain link fence repairs for a price no to exceed \$1,750.00. In addition, the Board directed Management to request a revised a bid for the removal of the concrete fencing that runs along Carlsbad Village Drive and include a bid for the repair of five (5) dumpster areas throughout the Association.

**DATE OF NEXT MEETING:** The next regularly scheduled Board meeting will be held on Monday, February 12, 2017.

**ADJOURNMENT:** With no further business to come before the Board, the meeting was adjourned at 5:19 p.m.

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_