

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

Monday, August 14, 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
Joe Curran, Vice President

Representing Property Advantage: Nick Michaelian, Community Manager

**CALL TO
ORDER:
HOMEOWNER
FORUM:**

The meeting was called to order at 4:27 pm by Bill Parks, Board President.

Time was set aside for Owners in attendance to address the Board with concerns regarding the community. There was one homeowner in attendance. Below are the items that were brought to the Board's attention:

- Pool Concerns

EXECUTIVE SESSION

**DISCLOSURE:
APPROVAL OF
MINUTES:**

The Board met in an executive session prior to the general session to discuss minutes and collections.

Upon a motion duly made by Bill Parks, seconded by Tina Filler and unanimously carried, the Board approved the July 10, 2017 General Session Minutes.

**FINANCIAL
REPORTS:**

The Board reviewed the monthly financial reports ending July 31, 2017.

Upon a motion duly made by Bill Parks, seconded by Amy Hayashi and unanimously carried, the Board accepted the financials ending July 31, 2017 subject to the auditor's year-end review.

**COMMITTEE
REPORTS:**

Landscape Committee: The next monthly landscape walk is scheduled for August 17, 2017 at 9:00 am.

Urban Tree Care: Upon a motion duly made by Bill Parks, seconded by Tina Filler and unanimously carried, the Board approved Urban Tree Care to remove two (2) palms trees located in front of 7363 Portland Court. This cost is not to exceed \$420.00. *DONE*

NEW BUSINESS:

Carlsbad Village Drive Fence Installation: Upon a motion duly made by Bill Parks, seconded by Amy Hayashi and unanimously carried, the Board approved the cost of \$2,616.00 to West Coast Landscape and design for the purchase of all permits and traffic control rental fees.

A second motion was made by Tina Filler, seconded by Joe Curran and unanimously carried, the Board approved the new fence color along Carlsbad Village Drive to be a "Heather Grey".

Architectural Application: Upon a motion duly made by Bill Parks, seconded by Joe Curran and

unanimously carried, the Board approved the architectural application submitted by the owners of 2890 Sanford Lane.

Association Pool Discussion: Upon a motion duly made by Joe Curran, seconded by Amy Hayashi and unanimously carried, the Board approved Pool Masters to change out the filter grids, repair the spa backwash valve and to change out burnt pool lights. This cost is not to exceed \$607.00.

3777 Portland Court Roof Repair: Upon a motion duly made by Bill Parks, seconded by Joe Curran and unanimously carried, the Board approved San Diego Roof Doctors to reseal and repaint the lower chimney saddle for a cost not to exceed \$538.00.

**MANAGEMENT
REPORT:**

New Board Meeting Time: Upon a motion duly made by Bill Parks, seconded by Joe Curran and carried, Board Secretary, Janet Bryant opposed, the Board approved the new Executive Meeting time to 5:30 pm as opposed to 4:00 pm.

MEETING:

The next regularly scheduled Board meeting will be September 11, 2017.

ADJOURNMENT:

With no further business to come before the Board, the meeting was adjourned at 6:27 p.m.

ATTEST: _____

DATE: _____