

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

Tuesday, September 19, 2017

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

- ATTENDANCE:** Directors Present: Bill Parks, President
Amy Hayashi, Treasurer
Janet Bryant, Secretary
Joe Curran, Vice President
- Directors Absent: Tina Filler, Director at Large
- Representing Property Advantage: Erik Runsvold, CAMEX, CCAM, CMCA, AMS Division Manager
- CALL TO ORDER:
HOMEOWNER FORUM:** The meeting was called to order at 6:24 pm by Bill Parks, Board President.
- Time was set aside for Owners in attendance to address the Board with concerns regarding the community. There were no homeowners in attendance.
- EXECUTIVE SESSION
DISCLOSURE:** The Board met in an executive session prior to the general session to discuss minutes and collections.
- APPROVAL OF MINUTES:** Upon a motion duly made by Bill Parks, seconded by Joe Curran and unanimously carried, the Board approved the August 14, 2017 General Session Minutes.
- FINANCIAL REPORTS:** The Board reviewed the monthly financial reports ending August 31, 2017.
- Upon a motion duly made by Amy Hayashi, seconded by Janet Bryant and unanimously carried, the Board accepted the financials ending August 31, 2017 subject to the auditor's year-end review.
- COMMITTEE REPORTS:** Landscape Committee: The next monthly landscape walk is scheduled for September 21, 2017 at 9:00 am.
- Landscape Proposal #35863: The Board elected to table proposal # 35863 and directed Management to request that an additional \$45.00 be subtracted from the original amount of \$175.00 and to be placed on the regular rotation on the monthly maintenance.
- NEW BUSINESS:** Exterior Maintenance Repairs: Upon a motion duly made by Joe Curran, seconded by Amy Hayashi and unanimously carried, the Board approved Richris Maintenance to provide the exterior maintenance repairs to 2864, 2862 and 2856 Nantucket Ct. The cost for all repairs is not to exceed \$4,321.00. In addition, Richris Maintenance has agreed to paint the exterior door of 2891 Sanford Lane for discounted rate of \$200.00.
- 3712 Bennington Court: The Board directed Management to inform the owner of 3712 Bennington Court to proceed with the exterior maintenance repairs with Kennedy Pest Control and the Board will reimburse the homeowner \$1,440.00 for the Association responsibility.

Carlsbad Village Drive Exterior Wall: The Board along with Management discussed the logistics for the installation of the exterior wall to be erected along Carlsbad Village Drive. As it stands now, permits must be purchased from the City of Carlsbad for traffic control. Once the permits and plans are submitted to the city of Carlsbad, a more definitive date of construction will be given.

**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 October 9, 2017.

ADJOURNMENT:

With no further business to come before the Board, the meeting was adjourned at 7:48 p.m.

ATTEST: _____

DATE: _____