

THE CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION

General Session Meeting Agenda

Property Advantage

5142 Avenida Encinas, Carlsbad, CA 92008

Wednesday, April 17, 2019 at 6:00 PM

I. CALL TO ORDER @ 6:00 PM

II. OPEN FORUM

Open forum is held for the benefit of the general membership. At this time, those in attendance of the meeting are invited to floor any questions, comments or concerns relative to the day-to-day operation of the Association. Although no action may be taken at this time, the BOD may elect to place any issues raised on the docket for the next regularly scheduled General Session Meeting. There is an allotted maximum time of three (3) minutes per speaker, Open Forum not to exceed thirty (30) minutes.

III. EXECUTIVE SESSION DISCLOSURES

IV. APPROVAL OF MINUTES

- A. March 20, 2019 General Session Meeting Minutes (Pages 1-2)
- B. Manager Report April 17, 2019 (Pages 3-4)

V. FINANCIAL REPORT

- A. Financial Statement Ending March 31, 2019 (Pages 5-39)
- B. Morgan Stanley Portfolio Report Dated April 11, 2019 (Page 40)
- C. Morgan Stanley Summary Dated April 11, 2019 (Pages 41-43)
- D. US Bank Update (Pages 44-46)
- E. Management Rep & Board President Communications Regarding Reserve Transfers (Pages 47-49)

VI. COMMITTEE REPORTS

- A. Architectural Request
 - a. 3720 Bennington Court – Gutter Installation (Pages 50-51)
- B. Landscape - Park West Tree Removal Proposal #63542 (Page 52)

VII. UNFINISHED BUSINESS

- A. 2018 Year End Financial Review / Approval For Membership Mailing (Pages 53-61)
- B. Board President Email w/Civil Code Attachment (Pages 62-66)
- C. Revised Termite Report – Account # 1009004201 (Pages 67-76)

VIII. NEW BUSINESS

- A. Community Architectural Discussion (Page 77)
- B. 2019 Annual Meeting Date (Page 78)

IX. NEXT HOA MEETING: Wednesday, May 15, 2019

X. ADJOURNMENT