

**Crest of Calavera Hills Homeowners Association
General Session Board Meeting Minutes
Wednesday, April 17, 2019**

**PropertyADVANTAGE Office
5142 Avenida Encinas
Carlsbad, CA 92008**

ATTENDANCE: Directors Present: Bill Parks, President
Janet Bryant, Secretary
Mark Dea, Treasurer
Tina Filler, Director at Large
Director Absent: Joe Curran, Vice President
Management Representatives: Jill Schilling, Community Association Manager

CALL TO ORDER: The meeting was called to order at 6:00 pm by Bill Parks, Board President.

HOMEOWNER FORUM: None conducted, no members were present.

APPROVAL OF MINUTES: Upon a motion made, seconded and unanimously carried, the Board approved the March 20, 2019 General Session Meeting Minutes as presented.

FINANCIAL REPORTS: Upon a motion made, seconded and unanimously carried, the Board accepted the financials ending February 28, 2019. This acceptance is subject to the approved CPAs year-end financial review.

Board President, Bill Parks, reported to his fellow Board members that he signed the double Reserve payment issued by Property Advantage for the months of March and April 2019 and this should be reflected on the April 2019 Balance Sheet.

Board members deferred discussion on movement of operating account funds currently held in US Bank until the May 22, 2019 HOA meeting.

Board President, Bill Parks, reported to his fellow Board members that he opened a bank account at Comerica Wealth Management for Crest of Calavera Hills HOA using \$50.00 of personal money. The Board agreed to reimburse Mr. Parks \$50.00 with HOA funds.

There was no Board action required on the Morgan Stanley financial portfolio at this time.

ARCHITECTURAL COMMITTEE: Board members deferred review and discussion of the architectural request for 3720 Bennington Court until the May 22, 2019 HOA meeting.

LANDSCAPE COMMITTEE: Board members declined approval of the tree removal proposal submitted by Park West Landscape. Board members requested Management obtain a second proposal for removal of the Eucalyptus tree and stump grinding at the Chatham and Lenox Court entrance from Green Valley Landscape Maintenance to review at the May 22, 2019 HOA meeting.

**UNFINISHED
BUSINESS:**

2018 Year End Financial Review: The Board reviewed and approved the annual financial disclosure report contents as prepared by Newman and Associates CPA for membership mailing, per Civil Code requirements.

Revised Termite Report Account # 1009002101: The Board reviewed the revised inspection report prepared by Calterm Termite & Pest Control submitted to the Board by the homeowner asking the Association to pay for repair costs to the exterior of the property.

Upon a motion made, seconded and unanimously carried, the Board authorized HOA Reserve funds in the amount of \$900.00 to be paid to the homeowner account #**1009002101** to cover exterior damages identified as fungus damage. Management was directed to notify the homeowner that upon receipt of an invoice to show the exterior repairs have all been completed, the HOA will issue reimbursement to the owner in the amount of \$900.00 to make sure the funds are used for the purpose intended. Further, Management was directed to notify the homeowner that he does not have approval to install Hardiebacker concrete siding, as per the recommendation made in the Caltern Termite & Pest Control inspection report, as this is not an approved material for Crest of Calavera Hills HOA homes.

Revised Termite Report Account #1009004201: The Board reviewed the revised inspection report prepared by Lighthouse Termite Control submitted to the Board by the homeowner asking the Association to pay for repair costs to the exterior of the property.

Upon a motion made, seconded and unanimously carried, the Board authorized HOA Reserve funds in the amount of \$2,300.00 to be paid to the homeowner account #**1009004201** to cover exterior damages identified as fungus damage. Management was directed to notify the homeowner that upon receipt of an invoice to show the exterior repairs have all been completed, the HOA will issue reimbursement to the owner in the amount of \$2,300.00 to make sure the funds are used for the purpose intended.

NEW BUSINESS:

Community Roof Maintenance / Diverter: The Board resolved there are no plans to change the diverters that are found throughout the property.

2019 Annual Meeting Date: The Board confirmed the Annual Meeting of Membership will be held on June 19, 2019 at 5:30 pm prior to General Session and there are three Board seats open this election.

NEXT MEETING:

Due to the Board President's travel schedule in May, the next monthly HOA meeting will be held one week later than the regular meeting date, on Wednesday, May 22, 2019.

ADJOURNMENT:

With no further business to come before the Board, the meeting adjourned at 7:00 pm.

ATTEST: _____ **DATE:** _____