

Board of Directors Regular Session Meeting Minutes
May 27, 2015
6 PM – Meeting Room

I. Preliminary

- a. The Meeting was called to Order at 6:02 pm by Bernida Childers, President
- b. Roll Call was taken by Secretary, Red Straub:
 - i. Directors present: Paul Ogden, Vice President; Red Straub, Secretary; Bob Loose, Treasurer; Richard Ashby and Bill Kingman.
 - ii. Directors Absent: Director, Sherry Firehock
 - iii. Staff Members present: Paul Schorno & Debbie Cha
 - iv. HOA Homeowners present: Rollie Morsehead (6924 Monticello Court); Deborah Little (7062 La Cima Court); Donna Sturla (6908 Castillo Court); Jeff Newbold (7068 San Jacinto Court); Gordon Wolfe, Neighborhood Watch Committee Chair (6536 La Poza Court); Colleen Sexton (6923 Vera Cruz Court); Joann Mattos (6817 San Dimas Court); and Irene Aiello (7054 San Jacinto Court)
 - v. Vendor present: Richard Yancey (YanceyWorks, LLC)
- c. Members Forum
 - i. Deborah Little – Conveyed her concerns about a huge Alder tree that has been dead for over a year and afraid of the tree falling over and she noted that the tree by her deck need trimming. The Board will have the office put in a work order. Ms. Little added that because of the water shortage, she would like to use the excess water that California American Water (Cal Am) releases due to pressure at the treatment plant for Crosswoods' lawns. The Board noted that the water belongs to Cal Am and this concern would have to be taken up with Cal Am.
 - ii. Colleen Sexton – Ms. Sexton expressed her concern about the dam that the beavers have built at the creek behind Vera Cruz Court and the attraction of mosquitos. The Board informed her that the General Manager will reach out to the Parks Department.

II. Consent Calendar

The Consent Calendar which included the following items, were approved by the Board with item #4 one recused.

- a. Approved Landscape Committee Minutes – April 14, 2015
- b. Approved Financial & Insurance Committee Minutes – April 15, 2015
- c. For Landscape Application 1625 – Lawrence Laronge at 6925 Vera Cruz Court. Approve the replacement of six (6) drought-tolerant plants along the entry walk where old, original plants were removed; switch existing irrigation to drip heads. Place fir bark along the barren outside edge of entry walk where lawn was removed in the past. **HOA expense.**
- d. For Landscape Application 1627 – Lenore Nice at 6915 Monticello Court. Approve the removal of lawn, install crepe myrtle in identified area (not Maple Birch) and install three (3) shrubs with cobble and bark mulch. **Plants and stepping stones at Owner's Expense. HOA will provide cobble, bark and install plants and change irrigation heads. Mike Pendleton will discuss with owner as to plants to install and will coordinate with them.**

III. Minutes

- a. Approval of April 22, 2015 Board of Directors Minutes
Motion #1 by Bill Kingman to approve the Board Minutes of April 22, 2015 as corrected. The

Motion was seconded by Richard Ashby and carried unanimously.

- b. Approval of April 29, 2015 Special Board of Directors Minutes

Motion #2 by Bob Loose to approve the Special Board of Directors Minutes of April 29, 2015. The Motion was seconded by Paul Ogden and carried unanimously.

- c. Review of Draft Architectural Control Committee Minutes of April 7, 2015
- d. Review of Draft Landscape Committee Minutes of May 12, 2015
- e. Review of Draft Finance and Insurance Committee Minutes of May 20, 2015
- f. Review of Draft Pool Committee Minutes of April 27, 2015

IV. Financials/Reports

- a. Treasurer, Bob Loose – Provided brief overview of the April, 2015 Financial Report. In particular, he advised the Board that Reserves funds currently total in excess of \$1 million dollars. Paul Ogden inquired about the late list and about moving forward with foreclosing homes that has been delinquent for a certain amount of time.
- b. General Manager's Report – Paul Schorno expanded on some of the items included in his report and added that there will be a lap swimming line at the Pool Committee's request. He also noted that we are still waiting on Protection One for the fobs. Bill Kingman inquired on a detailed report from the Arborist on trees that have been expected and about the status of the deprecation permit. The General Manager will provide Bill Kingman with a report. Debbie Cha stipulated that we are still in the process of obtaining the permit due to lack of evidence (e.g. pictures of damages).
- c. Work Order Report – Bill Kingman would like a detailed report on the Beginning Open ended work orders. Ms. Cha will generate a memo each month and address the work orders.

V. Old Business

- a. Dog Waste Bags Distribution Points Update – A discussion was held and Bob Acrea, Landscape Committee Chairman, suggested to remove the dog station on Crosswoods Circle and Monteverde Lane closer to a trail where it is more accessible to dog walkers. General Manager will get with the Landscape Committee.
- b. Strategic Planning – Short and Long term goals for CHA – A discussion was held and the Board would like to add a few more items to the questionnaire. Bill Kingman inquired about the Turkey Depredation and Ms. Cha informed the Board that the HOA is unable to obtain a permit currently due to the restrictions of the State Fish and Game Regulations. However, Ms. Cha is currently waiting for some supporting documents and photos from a renter. She will follow up and provide the Board with an update the next Board meeting.

Motion #3 by Richard Ashby to approve the questionnaire as corrected with input and additions. The Motion was seconded by Bob Loose and carried unanimously.

- c. Rules and Regulation – A brief discussion was held.

Motion #4 by Paul Ogden to table the item until further review by the Board President. The Motion was seconded by Bill Kingman and carried unanimously.

- d. Pool Control Access Update – No comments

VI. New Business

- a. Late List Confidentiality – A brief discussion was held about consistency and reverting back to the original system that was used, which were the unit numbers instead of alphabets.

Motion #5 by Paul Ogden to go back to the unit system. The Motion was seconded by Bill Kingman and carried unanimously.

b. Heating Pools with Solar – Sherry Firehock is absent and this was her topic.

Motion #6 Bob Loose to table the item for further discussion when Sherry Firehock is available. The Motion was seconded by Red Straub and carried unanimously.

- c. Mold – Bill Kingman stated that it should be of a concern to the Association that we take care of mold should it be present because he has mold under his deck. Ms. Cha stated that per Facilities Supervisor because it was not on the pest inspection report the Association is not responsible for the item. The General Manager indicated that Ms. Cha was misinformed and he will look into it.
- d. Reimbursement Request (SMUD bill) – Ms. Cha explained the break down and stated that the reimbursement would be \$93.18. A brief discussion was held and the Board requested for more information.

Motion #7 by Richard Ashby to table the item and pull the work order on the project. The Motion was seconded by Bill Kingman and carried unanimously.

- e. Reimbursement Request (Nails in tires) – A brief discussion was held and the Board stipulated that there is no telling where the homeowner actually picked up the nails.

Motion #8 by Paul Ogden to deny the homeowner’s request for reimbursement of nails in her tires. The Motion was seconded by Bob Loose and carried unanimously.

- f. Notice of Lien Recordation – No discussion

Motion #9 by Paul Ogden to approve the lien recordation. The Motion was seconded by Richard Ashby and approved unanimously.

- g. Intent to Rent Applications – No discussion

Motion #10 by Paul Ogden to approve the application of intent to rent: #2015-09. The Motion was seconded by Richard Ashby and approved unanimously.

With no further business to come before the Board, the meeting adjourned to Executive Session without objection at 7:08 pm.

Red Straub, Secretary

Date of Approval

Bernida Childers, Board President

Date of Approval