

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – January 14, 2009

BOARD OF DIRECTORS PRESENT: Loretta Pierce
Chuck Johnston
Vito Ferrante
Jim Sabatello

BOARD OF DIRECTORS ABSENT: Jeff Taylor

MANAGEMENT REPRESENTATIVE: Kim Hockings
Keystone Pacific Property Management,
Inc.

ISSUES DISCUSSED IN THE JANUARY 14, 2009 EXECUTIVE SESSION MEETING

The following items were discussed during the January 14, 2009 Executive Session meeting:

- A. Executive Session minutes from the December 10, 2008 meeting were approved.
- B. Delinquent accounts.
- C. Homeowner request.

CALL TO ORDER

The General Session meeting of the Marina Hills Planned Community Association Board of Directors was called to order by Board President, Loretta Pierce at 6:00 P.M. at the Marina Hills Clubhouse, 31461 Parc Vista in Laguna Niguel, California.

LANDSCAPE REPORT

Amy Crapo from Villa Park Landscape was present and reported the following:

Maintenance Items:

- Slopes on Cala D'Or, Via Di Nola, Mercato and behind the tennis courts were detailed this month.
- The slopes behind Calella, Chantonay, Son Serra and Salerno were cleaned.
- Roses and shrubs were sprayed for insects and white fly or mildew.
- Turf areas were fertilized and some of the turf was damaged by the cold weather.

Tree Trimming:

- Pepper and Eucalyptus trees were trimmed, most of them by request.
- Coral trees will be trimmed at the beginning of February.
- Tree trimming is on schedule.
- Work orders will be completed within two weeks.

Irrigation Items:

- Water has been off for more than a month. This week the water is being turned back on for the turf and most of the slopes will remain off.
- The central system is working properly.
- No major leaks were reported this month.

GUEST IN ATTENDANCE

Rich & Teri Sielaff from O. C. Paints were present to show the Board the new pre-approved paint color schemes that they put together.

DELEGATE REPORTS

Harvey Holden, Monaco – Not present.

George Webster, Bel Fiore – Not present.

Manny Piceno, Terracina – Not present.

Andrew Kienle, Vistara – Not present.

Larry Buss, Chandon – Not Present.

Linda Ludlow, Amarante – Not present.

Calvin Stewert, Siena – Present. Cal Stewart asked what was going on with tree removals behind the homes in Siena. Management explained that the landscape committee would not even consider removing trees until Siena homeowners received written permission from homeowners that would be affected.

Carol Albert, Cabo Del Mar – Present. Carol Albert stated that she feels the District Delegate system should remain because there are many times when homeowners would rather speak to their District Delegate instead of attending a Board meeting.

Morris Passwater, Encore – Present. Morris Passwater stated that graffiti is showing up and it would be nice if we could catch who is doing it. Mr. Passwater also stated that on the east slope of Encore behind 5-45 Fleurance, there is plant material growing into fences that needs to be trimmed back. Management will send a work order to Villa Park Landscape.

Richard Butler, Palacio – Not present.

Hector Rodriguez, The Heights – Not present.

COMMITTEE REPORTS

- A. Landscape – No report.
- B. Architectural – No report.
- C. Tennis – No report.

OFFICER REPORTS

- A. President – No report.
- B. Vice President – No report.
- C. Treasurer – No report.
- D. Secretary – No report.
- E. Member at Large – No report.

HOMEOWNER FORUM

Hoshi Deboo, homeowner from 30 Via Vetti was present to explain to the Board that they would like to see locking mailboxes installed because their mail is being stolen. The Board explained that the Association is not budgeted to install locking mailboxes and they suggested homeowners purchase a P.O. Box for their mail to be delivered to. Mr. Deboo stated that he would be happy to head up a mailbox committee to research ideas for the Association. Management will place forming a mailbox committee on the February agenda for the Board to discuss.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion:

- A. **Approval of December 10, 2008 General Session Meeting Minutes/Action Without Meeting Minutes from December 2008/Architectural Report from 11/1/08 – 12/10/08 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the December 10, 2008 General Session Board Meeting, the Action Without Meeting Minutes from December 2008 to approve a proposal from the homeowner at 3 Patra to have repairs done to his patio by Coast Concrete Technologies, Inc. for a cost \$975.00 and once the work is completed the Association will reimburse the homeowner and the Architectural Report from 11/1/08-12/10/08.
- B. **Financial Statement – RESOLVED**, to accept the November 30, 2008 financial statement as submitted by Keystone Pacific Property Management, Inc.
- C. **Maturing CDs – RESOLVED** to allow Jeff Russell from Merrill Lynch to roll over the operating and reserve CDs that are maturing in January at the highest interest rate possible and open one additional operating CD in the amount of \$50,000.00 keeping the CDs staggered.

- D. **Delinquent Account – APN #933-40-405 – RESOLVED** to place a lien on account APN #933-40-405 that has a balance of \$589.03.
- E. **Delinquent Account – APN #653-271-10 – RESOLVED** to place a lien on account APN #653-271-10 that has a balance of \$506.21.
- F. **Landscape Proposal – Items from December Drive - RESOLVED**, to approve the proposal from Villa Park Landscape for the landscape items from the December 4, 2008 landscape drive for a cost of \$2,863.00.

OLD/NEW BUSINESS

- A. **Additional New Pre-Approved Paint Color Schemes** - A motion was made, seconded and carried to have the Architectural Committee review the additional new pre-approved paint color schemes at their January 28, 2009 meeting to give their input before the Board adopts them at their February 11, 2009 meeting. Motion carried 4/0.
- B. **Site Wide Proposals to Repair Stucco Block Walls** – A motion was made, seconded and carried to table this item so Management can obtain the one last proposal that didn't come in, in time for the meeting. The Board will then review all three proposals at their February 11, 2009 meeting. Motion carried 4/0.
- C. **Homeowner Request – Reimbursement for Damage to Driveway by Common Area Tree Roots** – A motion was made, seconded and carried to reimburse Timothy Tsuneta, homeowner at 2 Patra \$7,601.00 for repair to his driveway and reimburse him once the work has been completed and he has submitted an invoice from Millennium Construction. If Mr. Tsuneta uses a different company to perform the work, the Board will only reimburse the homeowner for the amount it costs, as long as it is \$7,601.00 or less. A motion was made, seconded and carried to also reimburse Timothy Tsuneta, homeowner at 2 Patra an additional \$600.00 for repairs made to the side drain in the front yard that was overlooked in his last request. Motion carried 4/0.
- D. **District Delegate System** – A motion was made, seconded and carried to not move forward with eliminating the District Delegate system. Motion carried 4/0.
- E. **Architectural Matter – “California Friendly” Design Guidelines** – A motion was made, seconded and carried to not retain a landscape architect to create “California Friendly” design guidelines because the Association is not budgeted for this expense. If the Architectural Committee receives an architectural application with drought tolerant type plant material for a front yard and does not feel comfortable reviewing it, they can pass it to the Board for review. Motion carried 4/0.
- F. **Homeowner Request – Website** – A motion was made, seconded and carried to deny the request from Jan Simon, homeowner at 28 Via Vetti because the Association does not want to be held responsible if a homeowner has a bad experience with a specific contractor. Motion carried 4/0.

- G. **District Delegate for Amarante** – A motion was made, seconded and carried to appoint Gaby Buscher as the District Delegate for Amarante. Motion carried 4/0.
- H. **Homeowner Request – Help with Cost Savings on Assessments** – A motion was made, seconded and carried to have Management send Paul Del Bene, homeowner at 177 Chandon a letter thanking him for his ideas to help with cost savings for the Association and explain to him that the Board does not want to turn off lights at the clubhouse/pool area or tree up-lighting and landscape accent lighting for safety/liability reasons. Motion carried 4/0.
- I. **Earthquake Insurance** – A motion was made, seconded and carried to not consider purchasing earthquake insurance for the Associations common areas such as the clubhouse, pool area, tennis courts, fountains, etc. Motion carried 4/0.
- J. **Homeowner Request – Parking on Streets** – A motion was made, seconded and carried to have Management send Keith Fong, homeowner at 26 Son Bon a letter thanking him for his ideas regarding parking on the streets within the community and explain to him that the Board does not want to eliminate the parking rules and will continue to enforce them as they are written. Motion carried 4/0.
- K. **Association Wish List** – No items were added to the wish list.

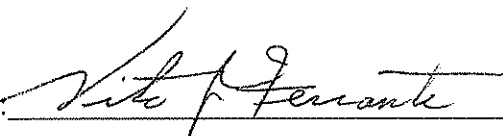
HEARINGS - A motion was made, seconded and carried to have Management follow the violation policy for the addresses below that are not in compliance:

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|------------|--|
| 16 Bergamo | Failure to remove dead palm fronds – homeowner has complied. |
| 21 Siros | Failure to remove basketball hoop from sidewalk – homeowner has complied. |
| 14 Mercato | Failure to paint pop outs on house the pre-approved color - homeowner has not complied; therefore a fine will be assessed to the account |

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:45 P.M.

APPROVED: _____



DATE: _____

