

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – May 13, 2009

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

BOARD OF DIRECTORS ABSENT: None

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

ISSUES DISCUSSED IN THE MAY 13, 2009 EXECUTIVE SESSION MEETING

The following items were discussed during the May 13, 2009 Executive Session meeting:

- A. Executive Session minutes from the April 8, 2009 meeting were approved.
- B. Amending of governing documents.
- C. Homeowner fine reversal request.
- D. Legal matter.
- E. Delinquent accounts.
- F. Homeowner collection fees reversal request.
- G. Hearings.

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 Sitges, Mikro, Mondano, Mercato and Chandon were detailed.
- Slope below Siena along the city park and trail was trimmed back as requested by the City.
- Slope below Villamoura adjacent to the school and fuel modification slope will be completed this week.
- Slope renovations at the corner of Tropea/Marina Hills Drive were completed.

Tree Trimming:

- Trees on Narbonne, Novilla, Mykonos and Chandon were trimmed.
- We are on schedule, tree trimming requests will be completed within two weeks.
- Dead Alder trees on Marina Hills Drive will be removed.
- Trees will be laced and thinned to remove about 20% to 30% of the growth.

Irrigation Items:

- Seven irrigation valves were repaired. One major leak on Killini was repaired.
- One master valve was replaced on Killini across from 16 Aleria.
- Vandalism on the slope above Chandon was reported. Irrigation wire was stolen from the second time.
- New Toro upgraded computer system was installed.
- All satellites are working properly.
- Some of the satellite controllers will require minor repairs.

GUEST IN ATTENDANCE

Russell Wilmon from Securitas was present to check in with the Board to see how the patrol officers are doing. Mr. Wilmon stated that they will be doing more TOCO touring during the summer months. Management informed Mr. Wilmon to remind the patrol officers that Barracuda Aquatics is performing the pool monitoring this summer and if the patrol officers have any concerns, they need to notify Management and not address their concerns directly with the pool monitors. Management requested that Mr. Wilmon also remind the patrol officers to patrol the tennis courts frequently during prime time hours and write incident reports as necessary.

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.

Gaby Buscher, Amarante – Present. No report.

Calvin Stewert, Siena – Not present.

Carol Albert, Cabo Del Mar – Present. Carol Albert stated that a couple homeowners in her district were upset with letters that they received regarding their patio furniture. Management

explained that this issue was on hold and the Board would be discussing it further at the June meeting. Ms. Albert also mentioned that someone pushed a BBQ over the slope on Parc Vista and across from Via Vetti.

Morris Passwater, Encore – Present. Morris Passwater informed the Board how people are stealing the wires over near Chandon.

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 – Jeff Taylor stated that the Association has a surplus as of March, the accounts are in balance and the current assets are adequate.
- D. Secretary – Vito Ferrante stated that the first phase of the landscape renovation project has been completed and now Villa Park Landscape is working on the second phase starting on the north side of Marina Hills Drive/Tropea.
- E. Member at Large – No report.

HOMEOWNER FORUM

A homeowner was present to inform the Board that the tennis instructor should not be giving lessons to non-residents and he feels that the Association should require a deposit from him. The Board informed the homeowner that he needs to discuss his concerns with the tennis committee so the committee can then forward their recommendation to Management so it can be placed on an 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 April 8, 2009 General Session Meeting Minutes/Architectural Report from 3/10/09 – 4/10/09 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the March 11, 2009 General Session Board Meeting and the Architectural Report from 3/10/09-4/10/09.

- B. **Financial Statement – RESOLVED**, to accept the March 31, 2009 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 CD that matures on 5/27/09 in the amount of \$50,000.00 and roll over the reserve CD that matures on 5/13/09 for the same terms at the highest interest rates possible in order to keep the CDs staggered and open an additional reserve CD in the amount of \$95,000.00.
- D. **Delinquent Account – APN #653-531-22 – RESOLVED** to place a lien on account APN #653-531-22 that has a balance of \$506.21.
- E. **Landscape Proposal From April Landscape Drive - RESOLVED**, to approve the proposal from Villa Park Landscape for the items from the April landscape drive for a cost of \$3,820.50.
- F. **Landscape Proposal for Slope on Tropea/Villamoura – RESOLVED**, to approve the proposal from Villa Park Landscape to remove and replace the dead Myroporum and install new plant material on the slope on Tropea/Villamoura for a cost of \$8,772.50.
- G. **Landscape Proposal for Behind Chandon - RESOLVED**, to approve the proposal from Villa Park Landscape to remove and replace the dead plant material behind 191 Chandon for a cost of \$840.00.

A motion was made, seconded and carried to approve the following item from the consent calendar, with further discussion:

- A. **Insurance Policies Renewals –** A motion was made, seconded and carried to approve the quotes for renewing the insurance policies with LaBarre/Oksnee with the annual premium of \$38,807.00. Motion carried 3/2.

OLD/NEW BUSINESS


- A. **Additional New Pre-Approved Paint Color Schemes/Painting of Front Doors, Garage Doors and Flexibility on Painting –** Greg Gill from the Architectural Committee was present with Marsha Wood from Color for Architecture and a representative from Vista Paint to discuss what Ms. Wood could do for the Association to help with pre-approved paint color schemes and flexibility of painting front and garage doors. A motion was made, seconded and carried to table this item and have Ms. Wood from Color for Architecture and Terry Juhl from Terry Juhl Interiors attend an Architectural Committee meeting to discuss their services with the committee and then the committee can forward their recommendation to Management. Management will then place the committee's recommendation on a meeting agenda for the Board to review. Motion carried 5/0.

- B. **Board Meeting Date Change** – A motion was made, seconded and carried to not change the Board meeting date and go back to having the financial statements prepared by the modified cash accrual method so the Board can get better real time data for their meetings. Motion carried 5/0.
- C. **Heating Pool – Solar Panels** - A motion was made, seconded and carried to remove the item of heating the pool with solar panels. Motion carried 5/0.
- D. **Landscape Proposal to Replace Stolen Wires** – A motion was made, seconded and carried to approve the proposal from Villa Park Landscape to replace the irrigation wires that were stolen near Chandon. Motion carried 5/0.
- E. **2009 4th of July Carnival** – A motion was made, seconded and carried to have the volunteers that are working at the carnival to wear the festive vests that they wore last year. Motion carried 5/0.
- F. **Proposal to Replace Pump at Main Fountain** - A motion was made, seconded and carried to not replace the pump at the main fountain on Marina Hills Drive/Parc Vista West so the water features that normally shoot water up in front of the gold monument letters will not work. Motion carried 4/1.
- G. **Request to Utilize the Pool for Training Kids for Triathlon Camp** – A motion was made, seconded and carried to not allow kids to utilize the pool to train for the triathlon camp. Motion carried 3/0.
- H. **Homeowner Request Regarding Parking on Streets** – A motion was made, seconded and carried to have Management contact the Board President of Chandon and ask that he attend the June meeting so the Board can discuss with him the parking issue regarding Chandon residents parking on Parc Vista East for more than an hour. Motion carried 5/0.
- I. **Association Wish List** – No items were added to the wish list.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:50 P.M.

APPROVED: _____



DATE: _____

6-10-09