

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – June 10, 2009

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

BOARD OF DIRECTORS ABSENT: Jeff Taylor

MANAGEMENT REPRESENTATIVES: Kim Hockings
Denise Bergstrom
Keystone Pacific Property Management,
Inc.

ISSUES DISCUSSED IN THE JUNE 10, 2009 EXECUTIVE SESSION MEETING

The following items were discussed during the June 10, 2009 Executive Session meeting:

- A. Violation matter regarding street parking on Parc Vista East.
- B. Executive Session minutes from the May 13, 2009 meeting were approved.
- C. Delinquent accounts.
- D. Legal matter.
- E. Delinquent accounts.
- F. Violation matter regarding indoor/outdoor furniture in front yards.
- 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 6:05 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:

- Color change is scheduled for Monday, June 15, 2009.
- Salt Creek Trail along Niguel Road was cleaned and detailed.
- Honeysuckler throughout the property was trimmed back.
- Slopes on Valle Vista, Celano, Niguel Road and behind Villamoura were detailed.
- All the items discussed during the monthly landscape inspection were completed.

Tree Trimming:

- On a two week schedule and in order to keep up with the maintenance of the property one week a month will be assigned to tree trimming. It may result in time longer than two weeks when the request includes more than one or two trees or if it is out of the scheduled tree trimming.

Irrigation Items:

- Stolen irrigation wires have been replaced.
- Irrigation components and sprinklers behind Chandon are getting vandalized frequently.
- Central system is working properly and communicating with satellites.
- One controller does not have electrical power.
- Broadband or high speed internet connection is required for the new central system to have remote access.
- Irrigation repairs will increase during the summer months.

DELEGATE REPORTS

Harvey Holden, Monaco – Not present.

George Webster, Bel Fiore – Present. George Webster stated that he knew someone that tried to attend the tennis committee meeting on Monday night at 7:00 P.M. because that was the time stated in the June newsletter and no one was there. Management apologized to Mr. Webster and stated that the incorrect time was posted in the newsletter and the tennis committee meetings are held on the 2nd Wednesday of every month at 6:00 P.M.

Manny Piceno, Terracina – Not present.

Andrew Kienle, Vistara – Not present.

Larry Buss, Chandon – Not present.

Gaby Buscher, Amarante – Present. Gaby Buscher said that all was good in Amarante.

Calvin Stewert, Siena – Not present.

Carol Albert, Cabo Del Mar – Not present.

Morris Passwater, Encore – Present. Morris Passwater thanked the Board for the landscape improvements that were completed near the entrance to Encore and said it looks good. Mr. Passwater also informed the Board that guys were caught in San Bernadino that were stealing copper irrigation wires.

Richard Butler, Palacio – Not present.

Hector Rodriguez, The Heights – Not present.

COMMITTEE REPORTS

- A. Landscape – Vito Ferrante informed the Board that the landscape committee met last week and is recommending that after the work that has been approved to be done along Marina Hills Drive is completed, that the Association focus on improving

the interior streets in the community as money is available. Management has been receiving complaints from homeowners regarding the areas either on the slope behind their homes or on areas across the street from their homes. The Board agreed with Mr. Ferrante, that this is a good idea.

- B. Architectural – No report.
- C. Tennis – Hector Rodriguez, Richard Zaino, Sam Tuchman, Jim McNair and James Chang from the tennis committee were present to discuss violations on the tennis courts by the current tennis instructor and recommendations for the independent sports instructor agreement such as only allowing tennis instructors to give tennis lessons and not play recreationally on the courts.

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

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 May 13, 2009 General Session Meeting Minutes/Architectural Report from 4/10/09 – 5/10/09 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the May 13, 2009 General Session Board Meeting and the Architectural Report from 4/10/09-5/10/09.
- B. **Financial Statement – RESOLVED**, to accept the April 30, 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 reserve CDs that mature on 6/1/09 in the amount of \$95,000.00, 6/3/09 in the amount of \$95,000.00, 6/22/09 in the amount of \$98,000.00 and 6/25/09 in the amount of \$95,000.00 for the same terms at the highest interest rates possible in order to keep the CDs staggered.

- D. **Delinquent Account – APN #653-621-22 – RESOLVED** to place a lien on account APN #653-621-22 that has a balance of \$5,307.64.
- E. **Delinquent Account – APN #653-621-01 – RESOLVED** to place a lien on account APN #653-621-01 that has a balance of \$399.21.
- F. **Delinquent Account – APN #653-431-31 – RESOLVED** to place a lien on account APN #653-431-31 that has a balance of \$399.98.
- G. **Landscape Proposal From May Landscape Drive - RESOLVED**, to approve the proposal from Villa Park Landscape for the items from the May landscape drive for a cost of \$4,165.00.
- H. **Perimeter Stucco Wall Repair – 2 Villamoura – RESOLVED**, to approve the proposal from So Cal Coatings repair the cracks on the perimeter stucco wall at 2 Villamoura for a cost of \$875.00.

OLD/NEW BUSINESS

- A. **Color Consultant - Additional New Pre-Approved Paint Color Schemes/Painting of Front Doors, Garage Doors and Flexibility on Painting** – A motion was made, seconded and carried to accept the recommendations from the Architectural Committee and approve the proposal Terry Juhl from Terry Juhl Interiors for a cost of \$1,800.00 to work with the Architectural Committee and put together some new pre-approved paint color schemes from light to dark so the Board can review and approve them. Motion carried 4/0.
- B. **Pumps at Main Fountain** – A motion was made, seconded and carried to not sell the pump #4 that controls the water that shoots up in front of the monument letters in main fountain in front of the clubhouse and have it rebuilt and re-installed and to have pump #5 removed from the same fountain and make a simple repair or rebuild as necessary. Motion carried 4/0.
- C. **Homeowner Request – Honeysuckle** - A motion was made, seconded and carried to table this item until the July meeting as the homeowner that was going to attend could not make it. Javier from Villa Park Landscape stated that the honeysuckle was not being maintained properly but that it will be moving forward and he feels that it is the right ground cover to use in Marina Hills because it has a deep root system and does not require a lot of water. Motion carried 4/0.
- D. **Homeowner Request** – A motion was made, seconded and carried to deny the request from the homeowner who would like to have a mobile BBQ pit brought to the clubhouse area for a birthday party because the Association has a BBQ area that can be used by residents. Motion carried 4/0.

- E. **Toro Irrigation System** – A motion was made, seconded and carried to purchase a network card and cable and have the broadband internet connection hooked up from the computer inside the clubhouse to the Toro irrigation system computer that is also inside the clubhouse so the irrigation controllers can be programmed on site or from any location. Motion carried 4/0.
- F. **Reserve Components** - A motion was made, seconded and carried to perform the following with the Association's reserve components. Motion carried 4/0.

Clubhouse – Floors, Carpeting – Management will work with Loretta Pierce on obtaining costs so work can be completed this year

Clubhouse – Furniture, Case Goods – Management will work with Loretta Pierce on obtaining costs so work can be completed this year

Clubhouse – Furniture, Upholstered – Management will work with Loretta Pierce on obtaining costs so work can be completed this year

Fountain – Pump – Aqua Pure said that this pump could last at least 1 more year

Irrigation – Computer System – has already been upgraded

Perimeter – Glass Walls (Breakage Only) – on as needed basis or by homeowner

Pool – Pump – Aqua Pure said this pump could last at least 1 more year

Pool – Replaster & Tile Replacement – obtain proposal from Aqua Pure

Pool Area – Furniture, Umbrellas – replaced on as needed basis

Spa – Replaster & Tile Replacement – obtain proposal from Aqua Pure

Tennis Area – Furniture, PVC – obtain proposal to replace benches on courts

Tennis Area – Furniture, Umbrellas – none on courts – will remove this line item

Wader – Heater – Aqua Pure said this heater recently replaced and can extend life 6 more years

Waterscapes – Control Panels, Main – Aqua Pure said that control panels could last at least 2 more years

Waterscapes – Control Panels, Secondary – Aqua Pure said that control panels could last at least 2 more years

Waterscapes – Pumps, Main (#2) – Aqua Pure said that pump could last at least 1 more year

Waterscapes – Pumps, Main (#3) – Aqua Pure said that pump could last at least 1 more year

Waterscapes – Pumps, Main (#5) – Aqua Pure said that pump needs to be rebuilt now – Board approved this to be done

Waterscape – Pumps, Main (#4) – Aqua Pure said that pump is down and needs to be repaired or rebuilt now – Board approved this to be done

Waterscapes – Pumps, Small Units – Aqua Pure said that pump could last at least 1 more year

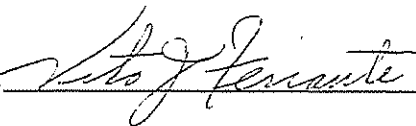
- G. **Tennis Rules** - A motion was made, seconded and carried to approve the proposed changes to tennis rule #2 so it reads, "Court time is limited to 90 minutes, from sign-in time, for singles as well as doubles on all courts if there is a waiting list or if other residents/homeowners are waiting for that specific court even if other courts are available. Residents/homeowners waiting for courts must remain outside the court

and in the immediate area in order to retain the position in line for court use” and tennis rule #3 so it reads, “Individual practice or use of a ball machine is only allowed for 30 minutes, from sign-in time, if there is a waiting list or if other residents/homeowners are waiting for that specific court even if other courts are available.” These proposed tennis rule changes will be sent out in the July newsletter, giving homeowners 30 days to comment on them before the Board adopts them at the August meeting. Motion carried 4/0.

- H. **Independent Sports Instructor Agreement** – A motion was made, seconded and carried to have Management forward the independent sports instructor agreement to the tennis committee for review and see what recommended changes they would like to see made to this agreement. Motion carried 4/0.
- I. **Association Wish List** – A motion was made, seconded and carried to remove handball/racquetball court, installing 3 or 4 BBQ grills in the grass in the pool area and movie night once a month, a night during the week from the wish list. Motion carried 4/0.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:40 P.M.

APPROVED: 

DATE: 7-8-09