

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – July 8, 2009

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

BOARD OF DIRECTORS ABSENT: Chuck Johnston

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

ISSUES DISCUSSED IN THE JULY 8, 2009 EXECUTIVE SESSION MEETING

The following items were discussed during the July 8, 2009 Executive Session meeting:

- A. Executive Session minutes from the June 10, 2009 meeting were approved.
- B. Delinquent account.
- C. Violations – Homeowner Requests.
- D. Legal matter.
- E. Personnel Issues.
- F. Homeowner Request to Waive Assessments.
- 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:

- All June work orders were completed.
- Color has been replaced at the recreation center and Marina Hills Drive monuments signs.
- The slope north of Marina Hills Drive was detailed.
- The islands on Marina Hills Drive were cleaned and detailed.
- The recreation center landscaped areas were cleaned and detailed.

Tree Trimming:

- Trees at the recreation center were trimmed this month.
- Tree trimming requests are reviewed individually. Trees are trimmed only once a year, some trees are not due to be trimmed and requests are put on the schedule to be trimmed when they are due.

- The Queen Palms and Coral trees are scheduled to be trimmed during July and August.
- Trees are only thinned and laced with only about 20% to 30% of the foliage is removed.
- No topping policy is strictly enforced.
- All tree trimming request have been completed.

Irrigation Items:

- Eight controllers were repaired last month. Three were electrical problems and five were either communication wires or hardware.
- Two controllers have been identified as non-repairable as not cost effective to repair.
- Two major leaks were reported this month. One behind 68 Siena and the other at the corner of Tropea and Valle Vista.
- The central system is working on one set of wires. A wire fault has been identified and needs to be repaired. The system works in a loop with two sets of wires. A proposal to track wires and repair the looped wires has been provided.
- Vandalism has been minor and the wire at the Chandon sub association has not been stolen.

DELEGATE REPORTS

Harvey Holden, Monaco – Not present.

George Webster, Bel Fiore – Present. No report.

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 – Not present.

Morris Passwater, Encore – Not present.

Richard Butler, Palacio – Not present.

Hector Rodriguez, The Heights – Not present.

COMMITTEE REPORTS

- A. Landscape – No report.
- B. Architectural – Greg Gill, Architectural Committee member was present to show the Board the new pre-approved paint color schemes by Dunn Edwards that Terry Juhl put together for the Association to replace the current pre-approved paint color schemes by Vista Paints.
- C. Tennis – No report.

OFFICER REPORTS

- A. President – Loretta Pierce stated that since the main fountain has been repaired, it looks great.
- B. Vice President – No report.
- C. Treasurer – Jeff Taylor stated that the Association's accounts are in balance, the Association is in a strong financial position and is building their equity back up year to date.
- D. Secretary – No report.
- E. Member at Large – Jim Sabatello stated that the 4th of July carnival was a success and the Association brought in approximately \$6,200.00 in ticket sales, down a little from last year.

HOMEOWNER FORUM

A homeowner was present to inform the Board that he took an emergency preparedness course where he learned CPR, etc. and distributed informational packets to the Board and homeowners that were present.

A homeowner was present to request that the Board remove the Red Apple in the pool area because it attracts bees and replace it with another plant material that does not attract bees. Management stated that the landscape committee and Villa Park Landscape would inspect the pool area on August 6, 2009.

A homeowner was present to appeal her architectural application that was denied by the Architectural Committee to the Board in hopes that they would allow her to install a stainless steel front door.

Tennis committee members were present to recommend proposed additions to the independent sports instructor agreement. Management explained that proper procedure would be for the committee to review these proposed additions at their July 13, 2009 tennis committee meeting and forward their recommendations in writing to Management so they can be added to the August 12, 2009 Board meeting agenda for discussion.

CONSENT CALENDAR

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

- A. **Approval of June 10, 2009 General Session Meeting Minutes/Annual District Delegate Meeting and Election Minutes from June 23, 2009/Architectural Report from 5/10/09 – 6/10/09 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the June 10, 2009 General Session Board Meeting/Annual District Delegate Meeting and Election Minutes from June 23, 2009 and the Architectural Report from 5/10/09-6/10/09.
- B. **Financial Statement – RESOLVED**, to accept the May 31, 2009 financial statement as submitted by Keystone Pacific Property Management, Inc.
- C. **Maturing CD – RESOLVED**, to allow Jeff Russell from Merrill Lynch to roll over the operating reserve CD that matures on 7/23/09 in the amount of \$50,000.00 for the same term at the highest interest rate possible in order to keep the CDs staggered.
- D. **Delinquent Account – APN #933-27-156 – RESOLVED** to place a lien on account APN #933-27-156 that has a balance of \$506.21.
- E. **Delinquent Account – APN #933-27-198 – RESOLVED** to place a lien on account APN #933-27-198 that has a balance of \$626.51.
- F. **Delinquent Account – APN #933-40-294 – RESOLVED** to place a lien on account APN #933-40-294 that has a balance of \$496.21 if the homeowner does bring her account current by 7/10/09.
- G. **Landscape Proposal From June Landscape Drive - RESOLVED**, to approve the proposal from Villa Park Landscape for the items from the June landscape drive for a cost of \$6,425.00.
- H. **Perimeter Stucco Wall Repairs – RESOLVED**, to approve the following proposals from So Cal Coatings to repair cracks on the perimeter stucco walls. Motion carried 4/0.
 - 19 Bergamo – Repairs of major to medium cracks on perimeter stucco wall and painting of white metal glass framing around perimeter of backyard for a cost of \$2,190.00.
 - 2 Pilos – Repairs of medium to minor cracks on perimeter stucco wall and repair metal framing to secure glass panel for a cost of \$1,285.00.
 - Parc Vista Wall Behind Agia – Repair, seal and paint perimeter stucco wall behind homes on Agia that can be seen from Parc Vista for a cost of \$2,975.00.

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 approve the new pre-approved paint colors by Dunn Edwards that Terry Juhl from Terry Juhl Interiors put together for the Association and have these paint colors replace the current ones by Vista Paints. Motion carried 4/0.
- B. **Homeowner Request – Use of Honeysuckle** - A motion was made, seconded and carried to not take any action on the use of honeysuckle in the community as the homeowner that originally brought this request to the Board’s attention did not attend the meeting. Motion carried 4/0.
- C. **Pool Area Proposals** – A motion was made, seconded and carried to table the 5 proposals from Aqua Pure for the following items so Management can obtain additional proposals from two other companies so the Board can compare prices. Motion carried 4/0.
- | | |
|--|--------------|
| Pool Area/Decking Remodel | \$111,200.00 |
| Remove/Replace Joint Mastic on Existing Deck | \$14,101.50 |
| Level Pool Estimate | \$9,400.00 |
| Remove/Replace Custom Pacific Stone Coping | \$24,990.00 |
| Replaster Pool/Spa/Wader | \$46,191.50 |
- D. **Cost Plus Budget for the Balancing of Lights on Tennis Courts** – A motion was made, seconded and carried to table this item so Management can obtain proposals from two additional electrical engineers so the Board can compare prices and have Management speak to Richard Zaino regarding removing the 40 amp breaker because it should have never been installed and replace it with a 30 amp breaker immediately and . Motion carried 4/0.
- E. **Homeowner Request – Architectural Appeal – 16 Pilos** - A motion was made, seconded and carried to stand behind the Architectural Committee’s decision and deny the request by the homeowner at 16 Pilos for installation of a stainless steel front door due to it being too contemporary for the community and the Board does not want to set a precedent. Motion carried 4/0.
- F. **Replacement of Two 32 Station and One 16 Station Irrigation Controllers** – A motion was made, seconded and carried to approve the proposal from Villa Park Landscape to replace two irrigation controllers in the Siena area for a cost of \$10,225.00. Motion carried 4/0.
- G. **Wiring for Communication for Irrigation Controllers** - A motion was made, seconded and carried to approve the proposal from Villa Park Landscape to replace the wiring for the irrigation controllers for a cost of \$ 3,090.00. Motion carried 4/0.

Marina Hills Planned Community Association
Board of Directors General Session Meeting Minutes
July 8, 2009
Page 6

- H. **Association Wish List** – A motion was made, seconded and carried to not add any items to the Association wish list. Motion carried 4/0.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:45 P.M.

APPROVED: _____



DATE: _____

8-12-09