

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

BOARD OF DIRECTORS PRESENT: Loretta Pierce – left at 7:40 P.M. & arrived back at 8:05 P.M.
Chuck Johnston – left at 7:35 P.M.
Vito Ferrante
Jim Sabatello
Jeff Taylor

BOARD OF DIRECTORS ABSENT: None

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

ISSUES DISCUSSED IN THE OCTOBER 14, 2009 EXECUTIVE SESSION MEETING

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

- A. Executive Session minutes from the September 9, 2009 meeting were approved
- B. Homeowner fine reversal request
- C. Delinquent accounts.
- D. Independent sports instructor agreement.
- E. Violations.
- F. Held 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 6:30 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:

- The slopes behind Anacapri, below Celano and facing Parc Vista were detailed.
- The slope along Valle Vista from Tropea to Bellagio was also detailed.
- The slopes along Parc Vista West between Via Marini and Agia were detailed and focal corners were mulched.
- The slope by the entrance to the recreation center was detailed and mulched.

Tree Trimming:

- Small trees on the slope behind Anacapri and around the tennis courts were trimmed.
- Due to the amount of work orders for tree trimming, trees will be trimmed on a three week schedule.
- All palm trees were trimmed in the month of September. One palm tree is declining at the corner of Via Marini and Parc Vista West facing the canyon.

- The Pepper trees will be trimmed in October.

Irrigation Items:

- Two controllers need to be replaced on Marina Hills Drive. A proposal was submitted.
- No vandalism to report, only broken sprinklers on the slope facing the City park.
- Two major leaks were repaired near the recreation center by the stairs and on Corfu and Via Marini.
- More than twenty irrigation valves were replaced or repaired.
- The main line leak at the median center island on Marina Hills Drive has been located. Repair is on schedule and it will be coordinated with So Cal Coatings for stamped concrete removal and replacement.
- All satellite controllers are communicating and the central system is on line.

DELEGATE REPORTS

Vacant, Monaco

George Webster, Bel Fiore – Not present.

Manny Piceno, Terracina – Not present.

Andrew Kienle, Vistara – Not present.

Larry Buss, Chandon – Not present.

Gaby Buscher, Amarante – Not present.

Calvin Stewart, 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 – No report.
- C. Tennis – No report.

OFFICER REPORTS

- A. President – No report
- B. Vice President – No report
- C. Treasurer – Jeff Taylor gave the following report:

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
Treasurer's Report
For the Period Ending September 30, 2009

STATEMENT OF INCOME AND EXPENSES

Income:

- \$176,238.00 Actual vs. \$175,536.00 Budget.

Expenses:

- \$163,511.00 Actual vs. \$146,248.00 Budget

Net Deficit:

- \$(31,783.00), including Reserve Deposits of \$44,510.00.

BALANCE SHEET

Assets:

Current Assets:

- \$528,582.00 of which \$470,025.00 consists of Operating Cash.

Total Assets:

- \$2,859,247.00 of which \$2,305,532.00 consists of Reserve Assets

Liabilities:

Current Liabilities:

- \$98,599.00

Reserve Liabilities:

- \$2,305,517.00

Equity:

- \$344,118.00

Surplus:

- \$111,013.00

Total Equity:

- \$455,131.00

Total Liabilities, Reserves and Equity:

- \$2,859,247.00

The Association accounts are in balance. Current assets to meet current liabilities and reserve assets are at appropriate levels to fund reserve liabilities

- D. Secretary – Vito Ferrante informed homeowners that were present that there was an article in the Best of Orange County magazine that listed Marina Hills as the best neighborhood in Laguna Niguel.
- E. Member at Large – Jim Sabatello stated that Villa Park Landscape has really stepped up in maintaining the landscape within the last 60 days.

HOMEOWNER FORUM

Homeowners were present to inform the Board that they are not in favor of the pool heat being turned off and want the pool to continue to be heated year round, think that possibly the bottom of the pool can be painted a light shade of blue to help heat the pool and how they would like to see the hours of the pool being closed and maintained from 9:00 - 10:00 a.m. on the days that it needs to be completed.

CONSENT CALENDAR

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

- A. **Approval of September 9, 2009 General Session Meeting Minutes/Architectural Report from 8/10/09 – 9/10/09 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the September 9, 2009 General Session Board Meeting/Architectural Report from 8/10/09-9/10/09.
- B. **Financial Statement – RESOLVED**, to accept the September 30, 2009 financial statement as submitted.
- C. **Delinquent Account – APN #653-601-04 – RESOLVED**, to place a lien on post judgment account APN #653-601-04 that has a balance of \$3,387.13.
- D. **Delinquent Account – APN #933-40-292 – RESOLVED**, to place a lien on account APN #933-40-292 that has a balance of \$506.91.
- E. **Landscape Proposal for Removal/Replacement of Red Apple in Pool Area – RESOLVED**, to not approve the proposal from Villa Park Landscape to remove/replace the red apple in the pool area for a cost of \$2,380.50.
- F. **Landscape Proposal for Winter Over Seeding Grasses – RESOLVED**, to approve the proposal from Villa Park Landscape for winter over seeding the grasses for a cost of \$4,050.00.
- G. **Proposal to Replace Two Irrigation Controllers – RESOLVED**, to approve the proposal from Villa Park Landscape to replace the two irrigation controllers for a cost of \$7,560.00.
- H. **Perimeter Stucco Wall Repair – 4 Killini – RESOLVED**, to approve the proposal from So Cal Coatings to repair part of the perimeter stucco wall that separated from the common area pillar at two locations for a cost of \$1,340.00.
- I. **Perimeter Stucco Wall Repair – 20 Salerno – RESOLVED**, to approve the proposal from So Cal Coatings to repair the metal framing, re-install one glass panel and secure one glass panel at 20 Salerno for a cost of \$865.00.

OLD/NEW BUSINESS

- A. **Proposals to Replaster the Pool/Spa/Wader** – A motion was made, seconded and carried to not replaster the pool/spa/wader area this year and see if Aqua Pure can do local repairs to the steps in the spa and clean the discoloring on the plaster in the pool. Motion carried 5/0.
- B. **4th of July Carnival** – A motion was made, seconded and carried to approve the proposal from James Events Production to hold the 2010 4th of July carnival on July 4th instead of changing the date for a cost of \$25,237.96. Motion carried 5/0.
- C. **Balancing of Lights on Tennis Courts** – A motion was made, seconded and carried to approve the proposal from Three Phase Electric to troubleshoot the short circuit that is causing the breaker to trip for the lights on tennis court #6 for a cost not to exceed \$500.00. Motion carried 5/0.
- D. **Revising Pool Rules** – A motion was made, seconded and carried for Management to put an article in the November newsletter regarding revising the pool rules to state, “Swim diapers are not allowed in the pool. Anyone that has to wear them must only use the wader and anyone that causes the pool to be closed by defecating in it will be held financially responsible for the cost billed to the Association from the pool company.” Motion carried 4/0.
- E. **2010 Proposed Budgets** – A motion was made, seconded and carried to table approving a proposed budget for 2010 until the November meeting so Management can have the reserve study re-run and not include funding \$100,000.00 over the next 3 years for landscape renovation. Motion carried 4/0.
- F. **Reseating the Board** – A motion was made, seconded and carried that the Board positions would remain the same as follows. Motion carried 4/0.
- President – Loretta Pierce
Vice President – Chuck Johnston
Treasurer – Jeff Taylor
Secretary – Vito Ferrante
Member at Large – Jim Sabatello
- G. **Landscape Proposal From August Landscape Drive** – A motion was made, seconded and carried to approve the revised proposal from Villa Park Landscape generated from the August 6, 2009 drive for items listed for a cost of \$4,085.00. Motion carried 4/0.

- H. **Landscape Proposal From September Landscape Drive** – A motion was made, seconded and carried to approve the revised proposal from Villa Park Landscape generated from the September 3, 2009 drive for items listed for a cost of \$1,995.00. Motion carried 4/0.
- I. **Landscape Renovation Proposal to Remove/Replace Dying Myroporum** – A motion was made, seconded and carried to not approve the proposal from Villa Park Landscape for landscape renovation to remove/replace all the dying Myroporum throughout the community because the Board would like to discuss this proposal further with Javier Reyes. Motion carried 4/0.
- J. **Perimeter Stucco Wall Repair – 4 Minori** – A motion was made, seconded and carried to approve the proposal from So Cal Coatings to repair the perimeter stucco wall at 4 Minori for a cost of \$420.00. Motion carried 4/0.
- K. **Bi Yearly Draining/Cleaning of Fountains** – A motion was made, seconded and carried to table the proposal from Aqua Pure to perform the bi yearly draining/cleaning of all the fountains because the Board would like the proposal broken down so it shows exactly what will be done for \$1,640.00. Motion carried 4/0.
- L. **Proposal to Repair Valle Vista Fountain** – A motion was made, seconded and carried to table the proposal from Aqua Pure to inspect, test and blow out the lines to the fountain pipes underground at the Valle Vista fountain to see why two of them that shoot water up in front of the monument sign are not working until the November meeting. Motion carried 4/0.
- M. **Homeowner Request – Trespassing From Hidden Hills Apts.** – A motion was made, seconded and carried to install “Private Property - No Trespassing” signs with the correct codes on them, one on the wrought iron gate next to 30 Villamoura and one on the slope facing up towards Hidden Hills Apts. Motion carried 4/0.
- N. **Pool Heat** – No action was taken as the Board did not make a decision to turn off the pool heat and the pool we continue to be heated year round.
- O. **Architectural Committee Member Resignation/Appointment** – A motion was made, seconded and carried to accept Jim Sabatello’s resignation from the Architectural Committee and appoint Rob Gallitto, homeowner at 3 Via Di Nola to the Architectural Committee effective October 29, 2009. Motion carried 4/0.
- P. **Replacement of Podium** – A motion was made, seconded and carried to replace the podium for a cost not to exceed \$350.00 and check with So Cal Coatings to see if they can drill a hole in a podium and attach the microphone at no cost. Motion carried 4/0.

- Q. **Homeowner Request to Offer Aqua Therapy in Pool** – A motion was made, seconded and carried to deny a request from a homeowner to offer aqua therapy in the pool. Motion carried 4/0.
- R. **Paint Color Schemes for Cabo Del Mar** – A motion was made, seconded and carried to table the 13 paint color schemes for Cabo Del Mar until the November meeting and ask Greg Gill to attend the November meeting to discuss further with the Board. Motion carried 4/0.
- S. **Painting Guidelines** - A motion was made, seconded and carried to table new pre-approved paint color schemes for how the paint colors can be used for front and garage doors until the November meeting and ask Greg Gill to attend the November meeting to discuss further with the Board. Motion carried 4/0.
- T. **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 9:25 P M

APPROVED: _____

Vito J. Ferrante

DATE: _____

11/11/09