

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – March 10, 2010

BOARD OF DIRECTORS PRESENT: Loretta Pierce
Vito Ferrante
Jim Sabatello -- left at 8:00 P.M.

BOARD OF DIRECTORS ABSENT: Chuck Johnston
Jeff Taylor

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

ISSUES DISCUSSED IN THE MARCH 10, 2010 EXECUTIVE SESSION MEETING

The following items were discussed during the March 10, 2010 Executive Session meeting:

- A. Executive Session minutes from the February 10, 2010 meeting were approved
- B. Delinquent accounts
- C. Homeowner Request - Reversal of Collection Fees
- D. Violation matters
- E. 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 6:00 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:

- The slopes on Valle Vista, Via Marini, Celano, Niguel Road and Parc Vista West were detailed.
- The turf areas were fertilized on February 28, 2010.
- All the drains were cleared and checked after the rainstorms.
- Two main drains behind 34 Via Di Nola and 4 Bernay were cleared with the motor rooter.
- All the streets and sidewalks were cleaned after the rainstorms.
- The center islands on Marina Hills Drive were cleaned.
- The honeysuckle on Valle Vista was trimmed and manicured.
- All the focal corners are being mulched and they are replacing any dead or missing plant material.

Tree Trimming:

- There is a two week schedule for work orders requesting tree trimming, and all the requests are reviewed individually, because not all trees are due to be trimmed.
- 22 large trees were lost during the windstorms and a map of the locations was provided.
- No property damage was reported as a result of the fallen trees mentioned above.
- Trees are only thinned and laced. The no topping policy is still in place.

Irrigation Items:

- All the irrigation is off until further notice due to the recent rainstorms.
- The central system is working properly and communicating with all the satellite controllers on site. The system is online and can be accessed remotely.
- Two major leaks were reported along Marina Hills Drive.

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.

Vacant, Amarante

Calvin Stewart, Siena – Not present.

Carol Albert, Cabo Del Mar – Present. No report.

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 – No report.
- D. Secretary – No report.
- E. Member at Large – No report.

HOMEOWNER FORUM

Homeowners were present to discuss the lights not working at the monument at the corner of Tropea/Marina Hills Drive, as well as the ground lights that shine up to the palm trees behind the fountain. There was also discussion about the possibility of reinstating the pool committee, trash along Valle Vista and there was a request to remove the wrought iron from the perimeter wall located at(Need to fill in details) and replace it with glass panels.

CONSENT CALENDAR

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

- A. **Approval of February 10, 2010 General Session Meeting Minutes/Architectural Report from 1/10/10 – 2/16/10 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the February 10, 2010 General Session Board Meeting/Architectural Report from 1/10/10-2/16/10.
- B. **Financial Statement – RESOLVED**, to accept the February 28, 2010 financial statement as submitted.
- C. **Landscape Proposal From February Landscape Drive – RESOLVED**, to approve the proposal from Villa Park Landscape generated from the February 4, 2009 landscape drive for a cost of \$973.00.
- D. **Landscape Proposal From February Landscape Drive – 1 Agia - RESOLVED**, to approve the proposal from Villa Park Landscape to re-route the drainage system behind 1 Agia, so the drains in the backyard are no longer connected to the common area drains that run through the homeowner's backyard, for a cost of \$4,518.50.

- E. **Draft Audit - RESOLVED**, to approve the draft audit prepared by Robert A. Owens, C.P.A. for the year ended December 31, 2009.
- F. **Delinquent Account APN #653-261-30 – RESOLVED**, to place a lien on APN #653-261-30 for the outstanding assessments and applicable charges.
- G. **Perimeter Wall Repair at 33 Alsace – RESOLVED**, to approve the proposal from So Cal Coatings to repair the major crack in the common area perimeter stucco/block wall and replace the glass panel that broke, due to the movement of the wall, for a cost of \$1,745.00.
- H. **Perimeter Wall Repair at 34 Andorra – RESOLVED**, to approve the proposal from So Cal Coatings to repair one section of the common area perimeter stucco/block wall where the top half has shifted away from the homeowner divider wall at the pilaster, and one glass panel, for a cost of \$1,980.00.
- I. **Perimeter Wall Repair at 27 Alsace – RESOLVED**, to approve the proposal from So Cal Coatings to repair two sections of the common area perimeter stucco/block wall where the top half has shifted away from the homeowner divider wall at each pilaster, for a cost of \$2,985.00.
- J. **Siena District Delegate Resignation and Appointment – RESOLVED**, to acknowledge the resignation of Calvin Stewart and appoint Dan Mulhern as the new District Delegate for Siena.

OLD/NEW BUSINESS

- A. **Request From Marina Hills Animal Hospital –** A motion was made, seconded and carried to deny the following requests from the Marina Hills Animal Hospital. Motion carried 3/0.
- They have noticed pet waste stations in the area and they are wondering if they could “sponsor” them by providing the funding for their upkeep in exchange for a small bit of signage on each one.
 - They are willing and able to write a pet related article monthly for the community newsletter.
 - They can offer annual bite prevention safety classes for children at the clubhouse.
 - They can offer quarterly “Ask the Vet” open forums at the clubhouse.
 - They can advertise in the classified section of the monthly newsletter.

- B. **Tree Removal Proposal – First Phase** - A motion was made, seconded and carried to approve the proposal from Villa Park Landscape to remove 328 trees (311 Eucalyptus, 7 Pines, 1 Acacia, 5 Agonis, 2 Brazilian Peppers and 2 Melalucas), for a cost of \$150.00 each, totaling \$49,200.00. Motion carried 3/0.
- C. **Reserve Line Items** – A motion was made, seconded and carried to table the reserve line items that are due to be completed this year and discuss them further at the April 10, 2010 meeting. Motion carried 3/0.


General Session adjourned at 7:30 P.M. to enter into Executive Session to hold a hearing.

General Session reconvened at 8:15 P.M.

- D. **Perimeter Wall Repair at 6 Via Vetti** – A motion was made, seconded and carried to approve the proposal from So Cal Coatings to repair one section of common area stucco/block wall where the top half has shifted away from the homeowner divider wall at the column, and to replace one glass panel that has shifted due to the movement of the wall, for a cost of \$2,280.00. Motion carried 2/0.
- E. **Association Wish List** – A motion was made, seconded and carried to not add any items to the Association wish list. Motion carried 2/0.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:40 P.M.

APPROVED:  _____

DATE: 4-14-10