

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – June 22, 2010

BOARD OF DIRECTORS PRESENT: Loretta Pierce
Chuck Johnston – left at 8:10 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 JUNE 22, 2010 EXECUTIVE SESSION MEETING

The following items were discussed during the June 22, 2010 Executive Session meeting:

- A. Third party contracts for legal counsel were discussed.
- B. Executive Session minutes from the May 24, 2010 meeting were approved.
- C. Homeowner fine reversal request.
- D. Delinquent accounts.
- E. Homeowner fine reversal requests.
- F. Violation matters.
- G. 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 6:10 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 Son Serra, Marina Hills Drive (North & South side), Merano, Dion and Killini were cleaned and detailed this month.
- The first area of the renovation process will be completed this week; we're working on Area #1 along Marina Hills.
- We will start working on area # 2 on July 6, 2010.
- All the streets and sidewalks were cleaned.
- The medians on Marina Hills Drive was detailed
- The honeysuckle on Valle Vista was trimmed and manicured.

Tree Trimming:

- We are on a two week schedule for work orders requesting tree trimming, and all requests are reviewed individually, not all trees are due to be trimmed.
- As requested by the Board of Directors; we're not removing any trees until further notice.
- Trees are only thinned and laced, no topping policy still in place and we're not allowed to top trees.
- Coral trees, Palm trees and the Pine trees on Denia are on our schedule for the Month of July and August.

Irrigation Items:

- All the irrigation is on and inspections to the irrigation system are conducted daily.
- The Central System is working properly and communicating with all the satellite controllers on site, also the system is on-line and can be accessed remotely.
- No major leaks were reported this month, about ten irrigation valves were either repaired or replaced.
- Irrigation on the recently planted slope on Marina Hills Dr. was repaired and Watering time increased to get the new plant material established.
- Vandalism to the irrigation system was minor, the booster pump motor by Mondano and Via Marini has been replaced

GUESTS IN ATTENDANCE

Jeff Russell with Morgan Stanley/Smith Barney was present to explain to the Board why he moved from Merrill Lynch to Morgan Stanley and why it would be beneficial for the Association to switch to Morgan Stanley.

Terry Juhl with Terry Juhl Designs and Cindy Day with Cinderella Designs and Renate Gaudino with Renate Gaudino Interior Design were present to go over their designs for improvement for the clubhouse and answer questions the Board had regarding their proposals for improvements in the clubhouse.

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.

Peter Klause, Amarante – Not present.

Dan Mulhern, 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 May 31, 2010

STATEMENT OF INCOME AND EXPENSES

Income:

- \$199,858.00 Actual vs. \$198,025.00 Budget.

Expenses:

- \$130,983.00 Actual vs. \$124,979.00 Budget.

Net Surplus:

- \$70,191.00 including Reserve Deposits of \$62,851.00

BALANCE SHEET

Assets:

Current Assets:

- o \$578,726.00 of which \$561,212.00 consists of Operating Cash.

Total Assets:

- o \$3,215,516.00 of which \$2,636,790.00 consists of Reserve Assets

Liabilities:

Current Liabilities:

- o \$104,411.00

Reserve Liabilities:

- o \$2,636,790.00

Equity:

- o \$404,124.00

Surplus:

- o \$70,191.00

Total Equity:

- o \$474,315.00

Total Liabilities, Reserves and Equity:

- o \$3,215,516.00

The Association accounts are in balance. The Association has adequate Current Assets to meet Current Liabilities, and Reserve Assets are at appropriate levels to fund Reserve Liabilities.

D. Secretary – No report.

E. Member at Large – No report.

HOMEOWNER FORUM

One homeowner was present to listen to the proposed clubhouse improvements.

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 24, 2010 General Session Meeting Minutes/Architectural Report from 5/10/10 – 6/10/10 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the May 24, 2010 General Session Board Meeting/Architectural Report from 5/10/10-6/10/10.
- B. **Financial Statement – RESOLVED**, to accept the May 31, 2010 financial statement as submitted.
- C. **Landscape Proposal From June Landscape Drive - RESOLVED**, to approve the proposal from Villa Park Landscape for the items generated from the June 3, 2010 drive in the amount of \$4,567.50.
- D. **Delinquent Account APN #653-411-35 – RESOLVED**, to place a lien on account #653-411-35 that has a balance of \$446.37.
- E. **Perimeter Wall Repair – 16 Sitges – RESOLVED**, to approve the proposal from So Cal Coatings to repair 3 large cracks in the common area block wall at 16 Sitges at a cost of \$2,185.00.
- F. **Perimeter Wall Repair – 10 Andorra – RESOLVED**, to approve the proposal from So Cal Coatings to repair 4 rubber moldings for the glass panels that have come off at 10 Andorra at a cost of \$425.00.
- G. **Replacement of the Meter Pedestal and Concrete Pad – RESOLVED**, to approve the proposal from Linc Lighting to replace the meter pedestal and concrete pad with a stainless steel one for a cost not to exceed \$3,455.52.

OLD/NEW BUSINESS

- A. **Improvements to the Clubhouse/Office/Kitchen/Upstairs Room/Storage Room –**
A motion was made, seconded and carried to table this item until the July 14, 2010 for further discussion. Motion carried 5/0.
- B. **Re-Plastering Pool/Spa/Wader & Replacement of Deck Mastic –** A motion was made, seconded and carried to table this item as the Board does not think this work will be completed this year because they would like to work on a master plan for the pool area. Motion carried 5/0.

- C. **Improvement for Lighting the Flag at Main Fountain** – A motion was made, seconded and carried to not improve the lighting for the flag at the main fountain, as the Board feels the flag is lit sufficiently. Motion carried 5/0.

- D. **Amending Governing Documents – Vacancy on Board & Eliminating District Delegate System** – A motion was made, seconded and carried to have Rich Tinnelly revise the draft ballots to amend the governing documents regarding a vacancy on the Board and to eliminate the District Delegate system so they clearing state how much money would be saved if the governing documents were amended and in order to not increase assessments, the Board is highly recommending that homeowners vote yes to amend the governing documents regarding these two issues. Motion carried 4/1.

- E. **Maturing CD** – A motion was made, seconded and carried to switch from Merrill Lynch to Morgan Stanley so the Association can retain Jeff Russell as their point of contact for investments, and invest \$190,000.00 that is maturing on 6/24/10 with Merrill Lynch with Morgan Stanley for the term and best available interest rate in order to keep the Association’s CDs laddered. Motion carried 5/0.

- F. **Investments** – A motion was made, seconded and carried to switch from Merrill Lynch to Morgan Stanley so the Association can retain Jeff Russell as their point of contact for investments. Motion carried 5/0.

A motion was made, seconded and carried to have Jeff Russell invest the \$50,000.00 that was from the operating CD that was closed due to mature on August 3, 2010 into another operating CD with Morgan Stanley, invest the \$80,000.00 that was from the reserve CD that was closed due to mature on June 30, 2010 into another reserve CD with Morgan Stanley and invest the \$95,000.00 that was from the reserve CD that was closed due to mature on October 3, 2010 into another reserve CD with Morgan Stanley. These monies are currently sitting in the Association’s money market account. Motion carried 5/0.


- G. **Homeowner Request – Installation of Trash Cans** – A motion was made, seconded and carried to deny the request from Cecile Geary, homeowner at 6 Bellagio to install two trash cans near the doggie dispensers along Marina Hills Drive because these areas belong to the City of Laguna Niguel and not the Association. Motion carried 5/0.

- H. **Association Wish List** – A motion was made, seconded and carried to not add any items to the Association wish list. Motion carried 5/0.

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ADJOURNMENT

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

APPROVED: 

DATE: 7-14-10