

MARINA HILLS PLANNED COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – November 10, 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 NOVEMBER 10, 2010 EXECUTIVE SESSION MEETING**

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

- A. Executive Session minutes from the October 26, 2010 meeting were approved.
- B. Delinquent accounts.
- C. Architectural matter.
- D. 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 6:20 P.M. at the Marina Hills Clubhouse, 31461 Parc Vista in Laguna Niguel, California.

**LANDSCAPE REPORT**

Jose Noyola from Villa Park Landscape was present and reported the following:

Maintenance Items:

- The slopes on Marina Hills Drive, Valle Vista, Nicosia, Denia, Salerno and Son Serra were detailed in October 2010.
- Turf renovation and over seeding was completed.
- Area #3 of landscape renovation is in progress.
- The color change is on schedule for the second week in November.
- All the streets and sidewalks were cleaned.
- The medians on Marina Hills Drive were detailed.
- The Honeysuckle on Valle Vista was trimmed and manicured.

Tree Trimming:

- There is a two week schedule for work orders requesting tree trimming and all requests are reviewed individually. Not all trees are due to be trimmed. Trees are trimmed once per year and depending on the species, if tree trimming is requested more than once per year it will be an additional cost. Tree trimming requests are

tracked by their completion dates. Work order numbers are assigned to each one of the requests by the Management company.

- Due to recent rains, all the California Peppers along Parc Vista West will be trimmed in November.
- Palm tree trimming is in progress. Only dead palm fronds and seed pods will be removed. Due to the recent rains, progress was delayed.

Irrigation Items:

- All the irrigation is on and the system is inspected daily.
- The Central System is working properly and communicating with all the satellite controllers on site and the system is on-line and can be accessed remotely.
- Two major leaks were reported in the month of October 2010 on Parc Vista, Via Marini and Marina Hills Drive by the controller and trash can.
- Vandalism to the irrigation system was minor and reported on the slope behind Cala D'Or facing the City park, Villamoura, Mercato and Chandon.

**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.

Peter Klause, Amarante – Not present.

Dan Mulhern, Siena – Present. Dan Mulhern wanted to know if positions on the Architectural Committee were filled. Management explained that all five positions on the committee had been filled.

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, Chairman of the Architectural Committee, was present to distribute information to the Board on California friendly designs for homeowner front yards.
- C. Tennis – No report.

### OFFICER REPORTS

- A. President – Loretta Pierce stated that there would be a Grand Opening of the newly renovated clubhouse on Wednesday, December 8, 2010 from 5:00-8:00 P.M.
- B. Vice President – No report.
- C. Treasurer – Jeff Taylor stated that the Association's accounts are in balance.
- D. Secretary – No report.
- E. Member at Large – No report.

### HOMEOWNER FORUM

Two homeowners were present to observe the meeting.

### CONSENT CALENDAR

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

- A. **Approval of October 26, 2010 General Session Meeting Minutes - RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the October 26, 2010 General Session Board Meeting.
- B. **Action Without Meeting Minutes – Proposed Budget for 2011 - RESOLVED**, to approve the Action Without Meeting Minutes dated November 3, 2010 approving the proposed budget for 2011 with no increase in assessments.
- C. **Delinquent Account APN #933-27-115 – RESOLVED**, to place a lien on account APN #933-27-115 for outstanding assessments and applicable charges.
- D. **Delinquent Account APN #653-271-58 – RESOLVED**, to place a lien on account APN #653-271-58 for outstanding assessments and applicable charges.
- E. **Pool/Spa/Wader/Fountain Maintenance Proposals – RESOLVED**, to approve the proposals from Aqua Pure to perform the quarterly service for the pool/spa/wader for a cost of \$255.00, the quarterly pump maintenance for the pool/spa/wader for a cost of \$255.00, draining the wader for quarterly maintenance for a cost of \$105.00 and the annual draining of the pool for a cost of \$935.00, totaling \$1,890.00.

General Session adjourned at 7:15 P.M.

General Session reconvened at 7:55 P.M.

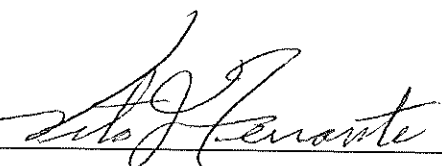
**OLD/NEW BUSINESS**

- A. **Financial Statement** – A motion was made, seconded and carried to accept the October 31, 2010 financial statement as submitted by Management. Motion carried 5/0.
- B. **Improvements to the Clubhouse/Office/Kitchen/Upstairs Room** – Loretta Pierce explained the new television replacing the current one is 60". Ms. Pierce also showed the Board different colors for the walls.
- C. **4<sup>th</sup> of July Carnival** – Peter Pino attended the meeting and told the Board what items he thought would be good for the 2011 4<sup>th</sup> of July carnival and what items just didn't work well this year. A motion was made, seconded and carried to have Jeff Taylor and Loretta Pierce email Mr. Pino their thoughts and then Mr. Pino will come up with a master plan for the carnival. Motion carried 5/0.
- D. **Homeowner Request – Trash Can Placement** – A motion was made, seconded and carried to relocate the trash can at the end of Cala D'Or that is across from 6 Cala D'Or to the landscaped area under the light near the first landing as you walk down the stairs from Cala D'Or so it is not visible from the homes on Cala D'Or. Motion carried 4/0.
- E. **Drought Tolerant Plant Material** – A motion was made, seconded and carried to have Management see if Amy from Villa Park Landscape can attend the next Architectural Committee meeting on November 24, 2010 to discuss her ideas for drought tolerant plant material that would work well in homeowners' front yards and receive feedback from the committee members. Motion carried 4/0.
- F. **Painting of Front Doors** – Loretta Pierce wanted clarification if homeowners were allowed to paint their front doors white. Management explained that the color white is not an option and that homeowners must choose a color from the pre-approved front door color schemes.
- G. **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 8:25 P.M. to reconvene into Executive Session.

APPROVED: \_\_\_\_\_



DATE: 1-12-11