

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – August 10, 2011

BOARD OF DIRECTORS PRESENT: Loretta Pierce
Chuck Johnston – left at 7:40 P.M.
Vito Ferrante
Jeff Taylor

BOARD OF DIRECTORS ABSENT: Jim Sabatello

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

ISSUES DISCUSSED IN THE AUGUST 10, 2011 EXECUTIVE SESSION MEETING

The following items were discussed during the August 10, 2011 Executive Session meeting:

- A. Executive Session minutes from the July 13, 2011 meeting/Action Without Meeting
Minutes were approved
- B. Legal matters
- C. Delinquent Accounts
- D. Violation Matter
- 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, Sorbonne, Gaeta, Chamonix, Parc Vista, Son Serra and Via Marini were detailed.
- All the streets and sidewalks were cleaned.
- The middle islands on Marina Hills Drive were detailed.
- The Honeysuckle on Valle Vista was trimmed and manicured.
- The Roses were cleaned and dead heads were removed.

Tree Trimming:

- There is still 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.

- Trees on Son Serra and Chamonix were trimmed last month.
- Coral trees by the recreation center will be trimmed this month.

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 and the system is on-line and can be accessed remotely.
- Two major leaks were reported last month on Patra and Killini and at Calella and Killini.

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 – 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 – Loretta Pierce stated that movie night in the pool will be held on 8/27/11 at 7:00 P.M.
- B. Vice President – Chuck Johnston thanked Vito Ferrante for his 10 years of service on the Board.

- C. Treasurer – No report.
- D. Secretary – Vito Ferrante stated that he will have a nice replacement, George Webster.
- E. Member at Large – No report.

HOMEOWNER FORUM

Homeowners were present to discuss the topping of trees on the slope behind their homes. The Board explained to these homeowners that the Association does not have the budget to top trees, and if they want trees topped, they will need to pay for Villa Park Landscape to top them. If homeowners are affected by topping trees, the homeowners that want them topped will have to obtain written permission from the affected homeowners.

CONSENT CALENDAR

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

- A. **Approval of July 13, 2011 General Session Meeting Minutes/Adjourned Annual District Delegate Meeting and Election Minutes/Architectural Report from 6/10/11-7/10/11 – RESOLVED**, to ratify the action taken and approve the minutes taken by Management from the July 13, 2011 General Session Board Meeting/Adjourned Annual District Delegate Meeting and Election Minutes/Architectural Report from 6/10/11-7/10/11.
- B. **Action Without Meeting Minutes - Repair to Pump to Main Fountain – RESOLVED**, sign the Action Without Meeting resolution dated July 19, 2011 approving the proposal from Aqua Pure to repair the pump to the main fountain #4 for a cost of \$5,593.04 and file in the minute book.
- C. **Action Without Meeting Minutes – Movie Night in Pool – RESOLVED**, sign the Action Without Meeting resolution dated July 22, 2011 approving to pay to send out a flyer for movie night in the pool on August 27, 2011 and file in the minute book.
- D. **Maturing CDs - RESOLVED**, to allow Jeff Russell from Morgan Stanley to roll over the reserve CDs that are maturing on 8/23/11 in the amount of \$125,000.00 and 8/26/11 in the amount of \$190,000.00 for the same terms at the highest interest rates possible, in order to keep the CDs staggered.
- E. **Delinquent Account APN #933-27-139 – RESOLVED**, to place a lien on account APN #933-27-139 for outstanding assessments and applicable charges.

- F. **Landscape Proposal From July Landscape Drive – RESOLVED**, to approve the proposal submitted by Villa Park Landscape for the items generated from the July 11, 2011 landscape drive for a cost of \$1,827.50.
- G. **Proposal for Repair to Perimeter Wall/Pilaster – 5 Merano – RESOLVED**, to approve the proposal from So Cal Coatings to repair the common area perimeter wall and pilaster at 5 Merano for a cost of \$2,480.00.
- H. **Proposal for Repair to Perimeter Wall/Pilaster – 5 Alsace – RESOLVED**, to approve the proposal from So Cal Coatings to repair the common area perimeter wall and pilaster at 5 Alsace for a cost of \$2,480.00.
- I. **Proposal for Repair to Perimeter Wall/Pilaster – 8/10 Mercato and 10/12 Mercato – RESOLVED**, to approve the proposal from So Cal Coatings to repair the common area perimeter wall at two locations at 8/10 and 10/12 Mercato for a cost of \$2,385.00.
- J. **Proposal for Repair to Perimeter Wall/Pilaster – 23/25 Alsace – RESOLVED**, to approve the proposal from So Cal Coatings to repair the common area perimeter wall and one loose glass panel at 23/25 Alsace for a cost of \$2,135.00.

A motion was made, seconded and carried to table the following item from the consent calendar, with further discussion:

- A. **Financial Statement** – A motion was made, seconded and carried to table the June 30, 2011 financial statement until the September meeting. Motion carried 4/0.

OLD/NEW BUSINESS

- A. **Replacement of Brass Letters on Monuments** – A motion was made, seconded and carried to table replacing the brass letters on the monuments and possibly consider a new design and color in nickel or chrome until after the renovation in the pool area has been completed. Motion carried 4/0.
- B. **Improvement for Lighting the Flag at Main Fountain** – A motion was made, seconded and carried to add the improvement for lighting the flag at the main fountain to the Association's wish list. Motion carried 4/0.
- C. **Awnings for Tennis Courts** – A motion was made, seconded and carried to approve the proposal from Active Sports for fabrication and delivery of three forest green awnings that would be installed between tennis courts 2 and 3, 4 and 5 and 5 and 6 for a cost of \$6,293.80. Motion carried 4/0.
- D. **Violation Policy** – A motion was made, seconded and carried not to revise the violation policy and keep it as is. Motion carried 4/0.

- E. **Homeowner Wedding Ceremony** - A motion was made, seconded and carried to table a decision on whether to allow Charles & Linda Rhines, homeowners at 71 Fleurnace to hold a short ceremony with tables and chairs by the main fountain until the September meeting so Management can check with the Association's legal counsel to see what his opinion is. Motion carried 4/0.
- F. **Pool Rules** - A motion was made, seconded and carried to send a proposed pool rule change to the membership, giving homeowners 30 days to comment on whether they want to change the swim hours for adults from ending at 10 p.m. until 11 p.m. Comments for this proposed rule change will be reviewed by the Board at the October meeting. Motion carried 4/0.
- G. **Painting Appeal – 11 Amarante** - A motion was made, seconded and carried to deny the painting appeal from Carol Maillett, homeowner at 11 Amarante to be able to use two trim colors on her house because only one trim color is allowed. Motion carried 4/0.
- H. **Garage Door Application – 16 Aleria** - A motion was made, seconded and carried to deny the garage door application from Philip Hidalgo, homeowner at 16 Aleria to order a garage door that is not a pre-approved color. Mr. Hidalgo needs to see if he can order a garage door that is a pre-approved color or paint the garage door a pre-approved color. Motion carried 5/0.
- I. **Homeowner Request – Private Swim Instructor** - A motion was made, seconded and carried to deny the request from Kenny & Pamela Dang, homeowners at 5 Brindisi for their daughter to be allowed to take swim lessons in the Association's pool by a private swim instructor. Motion carried 4/0.
- J. **Homeowner Request – Inflatable Water Slide in BBQ Area** - A motion was made, seconded and carried to deny the request from Candace Hsieh, homeowner at 14 Corfu to be able to have an inflatable slide in the BBQ area on the grass during her daughter's birthday party for safety reasons. Motion carried 4/0.
- K. **Homeowner Request – Ad in Newsletter** – A motion was made, seconded and carried to deny the request from Ben Tate, homeowner at 20 Genoa to place an ad in the Association's newsletter advertising his Marina Hills facebook website and explain that he needs to include a disclaimer on his page stating that the Association does not endorse anything on his website. Motion carried 4/0.
- L. **Association Wish List** – A motion was made, seconded and carried to add improvement of lighting the flag at the main fountain to the Association's wish list. Motion carried 4/0.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:50 P.M.

APPROVED: _____



DATE: _____

9-14-11