

Minutes

West Campus Point Homeowners Association Board of Directors Meeting

Thursday, April 21, 2016

6:30 - 8:30pm

928 West Campus Lane

Present: Board Members: Dorothy Gonzalez, President, Anna Spickard, Treasurer, Sarah Cline, 2nd Vice-president, and Allison Moehlis, Secretary, Kary O'Brien, 1st Vice-president, Property Manager: Dave Russo.

The meeting was called to order at 6:35 pm.

Requests by Homeowners in Attendance:

No homeowners in attendance

Approval of Minutes: The Board approved as amended the minutes of the prior Board Meeting of March 22, 2016

Treasure's Report by Anna Spickard. As of March 2016:

Total Income is \$111,912.50 YTD

Operating Expenses are \$74,683.84 YTD

Reserve Expenditures are \$12,233.78 YTD

Total Expenditures are \$86,917.62 YTD

Transfer to Reserves are \$(19,708.08) YTD

Transfers from Reserves are \$1,116.00 YTD

Operating Account \$5,000.00 - end of March

Total Assets are \$835,971.67 YTD

The Board accepts the Treasurer's Report.

Manager's Report by Dave Russo

- Asphalt was resealed
- Pool furniture arrived
- Goleta Water District installed the new water meters
- Irrigation backflow devices were tested

The Board accepts the Manager's Report

OLD BUSINESS

WeatherTRAK Irrigation Controller

Shane Jimerson reported on mechanics, condition, and effectiveness of the WCP WeatherTRAK system.

Landscape Redesign Phases and Procedure

Dorothy presented a draft of the procedures. The board has agreed to refine the procedures in the next few weeks with the intent of approving them at the next board meeting.

Stepping Stone Path in the 950's

Kary reported on the progress of the stones in the 950's.

Top of Carport Wood Beam Painting

Dave reported on the estimates for painting of carports. Motion was made and unanimously approved to proceed with car port remediation by Santa Barbara Painting, Inc.

Landscape Report/Actions

Dorothy reported that the irrigation audit is complete as well as most repairs.

Patio Tile Damage

Dave reported on the progress of getting estimates for repairing a homeowner's' tiles.

Homeowner Maintenance Responsibilities

Sarah presented a draft of the homeowner maintenance responsibility documents. The board has agreed to review the document with the intent of approving it at the next board meeting.

Reserve Study

Dave reported that the committee is meeting next month.

NEW BUSINESS

Drainage Proposals

Dave reported that it is a work in progress

Play Area Upgrades

Dave is looking into repairing the playground equipment.

Mac Solar has been paid

Pool Service Change

Noted that Deane Carr (our current pool maintenance person) is retiring and has recommended Dolphin as a pool service. We are taking his recommendation.

The next meeting of the Board of Directors is scheduled for Tuesday, May 24, 2016, 6:30-8:30pm at #922

Meeting adjourned at 8:26 pm

Minutes respectfully submitted, Allison Moehlis, Association Secretary