

## Minutes

### West Campus Point Homeowners Association Board of Directors Meeting

Tuesday, June 28, 2016

6:30 - 8:30 pm

978 West Campus Lane

**Present:** Board Members: Dorothy Gonzalez-President, Anna Spickard-Treasurer, Sarah Cline-2nd Vice President, Kary O'Brien-1st Vice President and Allison Moehlis- Secretary, 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 May 24, 2016

#### **Treasure's Report** by Anna Spickard. As of April 2016:

Total Income is \$185,562.42 YTD

Operating Expenses are \$137,393.30 YTD

Reserve Expenditures are \$21,778.65 YTD

Total Expenditures are \$159,171.95 YTD

Transfer to Reserves are \$(22,738.13) YTD

Transfer from Reserves are \$0.00 YTD

Operating Account \$2,249.54 - end of month

Total Assets are \$839,767.49 YTD

The Board accepts the Treasure's Report.

#### **Manager's Report** by Dave Russo

- Water valves were exercised
- Storage shed is almost entirely clean and doors have been donated and electrician will be called to take care of the live electricity
- New grill in Palm Plaza
- Irrigation valves and timers were installed along the Deveroux side
- Weather Track irrigation is working
- Front entrance structures were painted
- Carports were repainted

The Board accepts the Manager's Report

## **OLD BUSINESS**

#### **Landscape Redesign and Phases & Procedures**

Draft procedures for landscape redesign will be reviewed and discussed at next meeting.

Landscape Redesign Committee will submit a complete proposal for the 920's wrap around including an updated visual plan, budget, and timeline two weeks before the next committee.

### **Stepping Stone Path in the 950's**

Final plantings will proceed to complete project and replace damaged plants.

### **Review Association - Owner Responsibility FAQ and Homeowner Maintenance Manual**

Most current drafts of the two documents will be distributed and reviewed to discuss at the next meeting.

### **Carport Plantings**

Moved and unanimously approved to identify plants and allocate budget for carport areas that the HOA is responsible for.

### **Play Area Upgrade**

Moved and unanimously approved to proceed with Beachside Plumbing and Maintenance proposal #8693 to repair the playground structure.

Proceeding with more information on mulch for the swing area.

### **Landscape Report and Actions**

Dorothy reported on the progress of the irrigation and landscape.

### **Drainage Proposals**

Moved and unanimously approved to proceed with MGM proposal 3013 to fix the drainage behind #951 for \$2,750.00.

### **Update on Reserve Study**

Sarah reported on the progress of the reserve study.

### **WCP Roster**

Moved and unanimously approved to offer residents to opt out of phone numbers included in roster.

## **NEW BUSINESS**

### **Satellite Dish Policy**

Held till next meeting

### **Santa Barbara Painting Invoice**

Moved and unanimously approved to Santa Barbara Painting Invoice #3979 to scrape and repaint carports

### **Memorial Benches for Former Jacuzzi Area**

Sarah will proceed to look into a memorial bench for the former jacuzzi area

### **Sewer Pipe Infrastructure**

No action

### **Fireplace Inserts**

No action.

### **Stonemark Inspection**

Moved and unanimously approved to seek third party inspector.

**Common Area Plantings and Owner Request Form**

No action

**Items for Newsletter and Future Agenda**

No action

The next meeting of the Board of Directors is scheduled for Friday, July 29, 2016, 3-p.m. at #914

Meeting adjourned at 8:52 pm

Minutes respectfully submitted, Allison Moehlis, Association Secretary