

Minutes

West Campus Point Homeowners Association Board of Directors Meeting

Monday, October 14, 2016

9:00 - 11:00 am

914 West Campus Lane

Present:

Homeowners: Cynthia Kaplan

Board Members: Dorothy Gonzalez-President, 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 9:02 am.

Approval of Minutes: The Board approved as amended the minutes of the prior Board Meeting of Sept 16, 2016.

Treasurer's Report by Dave Russo. As of end of September, 2016:

Total Income is \$335,768.77 YTD

Operating Expenses are \$219,966.45 YTD

Reserve Expenditures are \$41,589.69 YTD

Total Expenditures are \$261,556.14 YTD

Transfer to Reserves are \$(56,949.13) YTD

Transfer from Reserves are \$0.00 YTD

Operating Account \$15,860.00 - end of month

Total Assets are \$892,444.48 YTD

The Board accepts the Treasurer's Report.

Manager's Report by Dave Russo

- Stonemark inspection scheduled for January 2017
- Mac's Solar - replaced solar tank in unit #942
- Two concrete sidewalk repair near unit #924 were complete
- Tierra Verde completed eucalyptus tress along the perimeter road
- MGM Irrigation work and valves replacement was complete
- BBQ's in Palm Plaza will be inspected and related with like quality
- Metal utility box covers are deteriorating. Association will have a maintenance person inspect around units.

The Board accepts the Manager's Report

OLD BUSINESS

Landscape Redesign Phases and Procedures

Kary moved to accept latest draft of Landscape Redesign Phases and Procedures and apply the procedures per the document. Seconded, discussed, and unanimously approved.

Update on 950's Landscape Project

Sarah moved to close out the 950's project and pay Tierra Verde the remainder of the contract for this project then transition the area in the 950's as landscape maintenance. Seconded, discussed, and passed with four votes.

Sarah moved to assign responsibility to the Landscape Redesign Committee of a written report handed over to the board for the November meeting of how to proceed with the 950's project. Seconded, discussed, and failed.

Dave will pay Tierre Verde the remainder of the 950's contract and communicate with MGM their responsibility to maintain the area and ask MGM to advise how to remediate the 950's. Dave will report back at the November meeting.

920's Wrap Around Landscaping

Sarah proposed to table the discussion of the 920's Wrap Around Landscaping. Not seconded.

Kary moved to discontinue Tierra Verde from landscaping. Seconded, discussed, and unanimously approved.

Kary has met with a new landscape architect to address the 920's Wrap Around Landscaping and will continue on this project.

Tierra Verde 2017-2018 Tree Maintenance Contract

Dave has met with a new tree maintenance company who reported that the WCP trees are healthy and they will provide a like for like proposal.

Allison moved to proceed with the Tierra Verde 2017-2018 Tree Maintenance Contract as it stands. Not seconded.

Dave will ask Tierre Verde to amend their contract to exclusively include gutters and tree maintenance and remove other line items to be addressed on an individual bases. Dave will get additional bids for the same scope of work from other tree maintenance companies.

Landscape Contracts for 2017

Kary moved to form a committee to examine landscape contracts. Seconded, discussed, unanimously approved.

Landscape Report

Dorothy Gonzalez gave the landscape report for October main focus was irrigation repairs.

NEW BUSINESS

Association's 2017 Budget

A separate budget meeting with Bartlein is tentatively scheduled for Monday October 24 at 10:30 at 3944 State Street Santa Barbara (Bartlein office).

Accountant

Sarah moved to engage Machel J. Gartzke Accountant to do year end taxes and review of financials. Seconded, discussed, and unanimously approved.

Next board meeting scheduled Monday, November 14 at 6:30pm at 978.

Annual Meeting Tuesday December 6, 2017 HSSB 4020 from 6:30-8:30pm

Meeting Adjourned at 11:04am

Minutes respectfully submitted, Allison Moehlis, Association Secretary