

West Campus Point Homeowners Association Board of Directors Meeting

Friday, August 26, 2016

10:00am - noon

914 West Campus Lane

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

The meeting was called to order at 10:03am.

Requests by Homeowners in Attendance:

Homeowner appointed to the ARB reported that there will be two new university members on the Architectural Review Board. Going forward the ARB will keep WCP HOA board informed of policy decisions through memos. Memos will be sent to WCP HOA board from the ARB: 1.) defining the types of alterations needing permitting by UCSB and 2.) defining capital improvements.

Approval of Minutes: The Board approved as amended the minutes of the prior Board Meeting of July 29, 2016.

Treasurer's Report by Dave Russo in the absence of the Treasurer. As of end of July, 2016:

Total Income is \$258,93.90 YTD

Operating Expenses are \$178,310.04 YTD

Reserve Expenditures are \$32,304.87 YTD

Total Expenditures are \$210,614.91 YTD

Transfer to Reserves are \$(41,922.19) YTD

Transfers from Reserves are \$0.00 YTD

Operating Account \$5,000.00 - end of month

Total Assets are \$859,685.89 YTD

CDARS accounts coming due in August will be rolled over.

The Board accepts the Treasurer's Report.

Manager's Report by Dave Russo

Kids mulch was installed in the lower playground area.

Tree roots were cut back and asphalt was patched in the 910's to correct asphalt uplift.

Seal coating of asphalt in the 900's

Santa Barbara Pest does not recommend using raccoon repellent, since the effect is only short term

The Board accepts the Manager's Report

OLD BUSINESS

Landscape Redesign and Phases & Procedures - 950's is a work in progress. Procedures deferred to next meeting.

Revised Reserve Study - Vote to approve reserve study deferred to next meeting

Committee to Review Association - Owner Responsibility FAQ – Discussion of item dealing with homeowner parking in front of garages. Decision deferred.

Carport Plantings - Kary O'Brien will review suggestions for plantings in carport strips, which the HOA maintains.

Bollard Light Planting - Moved and unanimously approved to have Dorothy and Dave identify up to 10 Bollard Lights to be painted at \$50 each and to identify the ones that need replaced. Replacement cost estimated at \$1000/light.

Landscape Report/Actions - Dorothy reported that Tierra Verde is prioritizing care of the coral trees. Dorothy will be meeting with MGM to discuss irrigation.

Illegal Parking – Parking by non-WCP residents is an issue. Allison met UCSB Parking Services and reported on her meeting. Motion to ask UCSB to draft a contract for enforcement Friday and Saturday nights from 8:00 pm to midnight failed.

Towing Contract - Moved and unanimously approved to proceed with a towing contract with Smitty's Towing. Smitty's Towing will provide necessary signage at no cost to the HOA. Homeowners will be notified of the contract.

Shelves for Storeroom - Moved and unanimously approved to allocate up to \$300 to install shelves in the ex-jacuzzi storeroom, where HOA records are stored.

East Gate Replacement - Sarah reported that the proposal is in process for the next ARB meeting to replace the east gate.

NEW BUSINESS

Association's 2017 preliminary budget - Dave distributed the proposed budget. Discussion and vote deferred to next meeting.

920's Wrap Around Landscaping - Discussion concluded to garner more information on plant selection, existing contract with Tierra Verde for \$26,250, a revised contract with Tierra Verde and MGM for the 920's wrap around specifically, and irrigation.

Other agenda items of New Business deferred to the next board meeting.

The next meeting of the Board of Directors is scheduled for Friday, September 16, 2016, 9:30-11:30 a.m.
at #928

Meeting adjourned at 12:11 pm

Minutes respectfully submitted, Allison Moehlis, Association Secretary