

Minutes

West Campus Point Homeowners Association 2016 Annual Meeting of Members

Tuesday, December 6, 2016

Humanities and Social Science Building 4020

The Annual meeting was called to order at 6:34 pm by President Dorothy Gonzalez

The owner of the WCP property management company, Bob Bartlein, gave the proof of meeting – a copy of the annual meeting notice was sent to each and all homeowners on October 19, 2016.

Board Members Present:

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

Property Manager: Bartlein and Co. Bob Bartlein, President and Dave Russo, Vice President.

Confirmation of quorum: 34 homes were represented by person or proxy.

Approval of Minutes:

The minutes of the Dec. 2, 2015, Annual Meeting were approved with the following two changes presented by Dorothy Gonzalez:

- Approval and ratification of 2015 WCP HOA Board decisions were moved, seconded, discussed and unanimously approved.
- Excess Funds Resolution was moved, seconded, discussed, and unanimously approved.

Officer Reports

- President's Report was reviewed by Dorothy Gonzalez - electronic files of report were emailed to homeowners
- Landscape Redesign Committee Report was reviewed by Dominique Julienne - electronic files of report were emailed to homeowners
- ARB Report was reviewed by Cynthia Kaplan - electronic files of report were emailed to homeowners
- LRP Loan Report was reviewed by Harold Marcuse - electronic files of report were emailed to homeowners
- Landscape Maintenance Report was reviewed by Sarah Cline - electronic files of report were emailed to homeowners
- Reserve Study Report was reviewed by Harold Marcuse and Bob Bartlein- electronic files of report were emailed to homeowners. Kary O'Brien added that at the November 19, 2016 Budget meeting Bob Bartlein stated they could no longer continue to be our management company if we went forward with the suggestion of the WCP HOA accountant M. Gartzke and JD Brooks, who had recommend on how to fund the reserve. Bartlein will only prepare a budget using Modified straight line contribution.
- Treasurer's Report was given by Bob Bartlein
Projected Year-End amounts for 2016 are as follows:
Total Revenue: \$447,700.00
Total Operating Expenses: \$356,982.00
Loan Payments (leak remediation): \$26,000.00
Funds Available: \$828,380.70
Treasurer's Report was moved, seconded, discussed, and approved with two abstentions.
- There was a discussion of the percentage of WCP funds that are put into reserves.

Election of Officers

The following homeowners were nominated, seconded, and agreed to serve on the WCP HOA Board of Directors for 2017: Kary O'Brien, Anna Spickard, Casey Walsh, Inga Bjornsdottir, and Deborah Fygenon.

Motion was made, seconded, discussed by those attending, and unanimously approved to close the nominations, waive the secret ballot requirements of the California Civil Code and unanimously elect the slate.

Old Business

- Gail Humphreys reported that the "cluster development funds" were not used in 2016 and the approved 2017 budget the "cluster development funds" were absorbed into the reserves. It was clarified by Bob Bartlein that the budget could be revised with a 30-day notice to the membership to add a component to the reserves.

New Business

- Excess Funds Resolution was moved, seconded, discussed and approved with two abstentions.
- Approval and ratification of 2016 WCP HOA Board decisions were moved, seconded, discussed and unanimously approved.
- "The Knolls" UCSB Long Range Development Plan (LRDP) to develop the Devereux Property is currently configured to add a road through WCP using WCP's private road maintained by HOA fees to go to the new units was brought to the HOA's attention by Kary O'Brien. Sarah Cline noted that the full LRDP can be accessed on the UCSB website and that the start date for construction of faculty housing units on the Devereux property has yet to be determined. Gail Humphreys agreed to contact Marc Fisher to meet and discuss this plan.

Meeting adjourned at 8:28 pm.

Minutes respectfully submitted, Allison Moehlis, Association Secretary