

Minutes

West Campus Point Homeowners Association Board of Directors Meeting

Tuesday, March 22, 2016

6:30 - 8:30pm

978 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. Residents: Leslie Brueckner (965)

The meeting was called to order at 6:34 pm.

Requests by Homeowners in Attendance:

The status of a patio cracked during the LRP was reported. Solution addressed in new business.

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

Treasure's Report by Anna Spickard. As of February 29, 2016:

Total Income is \$74,980.08 YTD

Operating Expenses are \$47,091.86 YTD

Reserve Expenditures are \$7,961.78 YTD

Total Expenditures are \$55,053.64 YTD

Transfer to Reserves are \$14,639.64 YTD

Transfer from Reserves are \$0.00 YTD

Operating Account \$5,000.00 - end of February

Total Assets are \$830,522.06 YTD

The Board accepts the Treasurer's Report.

Manager's Report by Dave Russo

- Tile work is complete except for three units. Request to repair has gone out to Crestline.
- Goleta Water District is going to change out the water meters on the Fire Meter Assembly between 955 and 961 (aka Fortuna FMW). This will not impact the appearance.
- Roof drains have been repaired.
- Window inspections will take place in the next few weeks.
- Two solar pumps and one solar tank have been installed.

The Board accepts the Manager's Report

OLD BUSINESS

Landscape Report

Dorothy Gonzalez reported on the proposals by MGM regarding the valves.

Motion was made and unanimously approved to accept the MGM proposals #4320 & #4321 regarding irrigation repairs with time and materials agreement not to exceed the proposed amount and an additional statement of expectant life of new equipment (especially valves).

Stepping Stones

Anna Spickard reported on the landscape redesign behind the 950's.

Weathertrack Irrigation Controller

Dorothy Gonzalez reported on the proposals by MGM regarding the watering system.

Pool Area Furniture

Kary O'Brien reported on the pool furniture proposal.

Motion was made and unanimously approved to accept the proposal to purchase new pool furniture.

Top of Wood Beam Painting

Dave Russo reported on the top of wood beam painting proposal.

Reserve Study

Anna Spickard reported on the progress of the reserve study.

NEW BUSINESS**Asphalt Seal Coating**

Dave Russo made a report on the asphalt seal coating proposal.

Motion was made and unanimously approved to accept the Challenge Asphalt proposal with time and materials agreement not to exceed 10% of the proposed amount.

Unit Owner Patio Tile Damage

Motion was made and passed unanimously to have Dave go out for bids to fix the cracked patio.

The next meeting of the Board of Directors is scheduled for Thursday, April 21, 2016, 6:30-8:30pm at #928

Meeting adjourned at 8:37pm

Minutes respectfully submitted, Allison Moehlis, Association Secretary