

Minutes

West Campus Point Homeowners Association Board of Directors Meeting

Friday, September 16, 2016

9:30 - 11:30 am - noon

928 West Campus Lane

Present: Board Members: Dorothy Gonzalez-President, Sarah Cline-2nd Vice President, Kary O'Brien-1st Vice President and Allison Moehlis-Secretary, and Property Manager - Dave Russo

The meeting was called to order at 9:33am.

Approval of Minutes: The Board approved as amended the minutes of the prior Board Meeting of Aug 25, 2016.

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

Total Income is \$296,933.99 YTD

Operating Expenses are \$192,552.37 YTD

Reserve Expenditures are \$41,089.69 YTD

Total Expenditures are \$233,642.06 YTD

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

Transfer from Reserves are \$0.00 YTD

Operating Account \$5,000.00 - end of month

Total Assets are \$881,115.15 YTD

The Board accepts the Treasurer's Report.

Manager's Report by Dave Russo

- Some bollards were replaced
- Towing signage placement to be determined next Tuesday, September 20, 2016

The Board accepts the Manager's Report

OLD BUSINESS

Landscape Redesign Phases and Procedures

Report was reviewed. Edits on the Step One were agreed upon. Kary will make the changes and submit to Dave to be distributed before the next meeting.

Update on 950's Landscape Project

Kary moved to complete the 950's landscape project as originally proposed by communicating with Tierra Verde about the remaining plants to be planted and a time line, as well as, communicating this final step to adjacent homeowners. Once complete Terra Verde will be paid the previously agreed upon remainder of contract for the 950's, specifically. Seconded, discussed, and unanimously approved.

Revised Reserve Study

Dave reported that the Reserve Study Committee approves the revisions to the reserve study. Anna moved to accept the reserve study.

Seconded, discussed, and unanimously approved.

Owner Responsibility FAQ

Sarah moved to accept with the discussed revisions the Owner Responsibility FAQ which will be added to the WCP website and added to escrow packets. Seconded, discussed, and unanimously approved.

Tierra Verde 2017-2018 Maintenance Contract

Contract was reviewed. Dave will get

secondary bids for the same scope of work for comparison. Dave will confirm in writing with Tierra Verde that we are released from previous landscape redesign contracts.

920's Wrap Around Landscaping

Anna moved to place Kary in responsibility of obtaining a new contract with Teirra Verde (superseding any prior contract) and MGM for the 920's Wrap Around Landscaping that will not be above a total combined cost of \$6500. Kary will report back at the next board meeting with a time line, list of plantings, and irrigation update. Seconded, discussed, and unanimously approved.

East Gate Replacement

Sarah reported the East Gate Replacement proposal is almost ready to be submitted to the ARB.

NEW BUSINESS

Concrete Walkway

Sarah moved to replace two sections of concrete near 924 with the lowest bidding company. Seconded, discussed, and unanimously approved.

Unit Wall Repair

Sarah moved to have Pete's Drywall repair unit with wall damage not to exceed \$1000. Seconded, discussed, and unanimously approved.

Devereux Issues and Vehicle Parking

Dave reported that Devereux is trying to reroute large construction parking.

The next meeting of the Board of Directors is scheduled for Friday, October 14, 2016, 9:00-11:00 am at #914

Meeting adjourned at 11:39 am

Annual HOA meeting tentatively scheduled for Tuesday, December 6th or Monday December 5th at 6:30 pm. Sarah is checking on availability of space.

Minutes respectfully submitted, Allison Moehlis, Association Secretary