

BOARD OF DIRECTORS MEETING

June 18, 2018

The Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Monday, June 18, 2018 at the Oaks North Community Center, pursuant to the notice thereof sent to all Board members. It was determined that a quorum was present and the meeting was called to order by the President, Gordon Stables at 4:06 p.m.

Directors present: Gordon Stables, Larry Allen, and Larry Scarpa.

Also present: Karen Wiley, Victoria Cohen, and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Larry Allen and seconded by Larry Scarpa to approve the minutes of the previous Board meeting of 5/21/18 as written. Motion carried.

MEMBER PARTICIPATION – None.

COMMITTEE REPORTS:

A. Landscape Maintenance ... Larry Scarpa

- Walk Through with NamVar – The Board met with NamVar last week. We are starting to see some improvements in their work. They were over-watering, but they have cut back a bit. They are trying to get the grass to green up. They will be installing more check valves on the system. We will remind them not to irrigate the night before they mow. They are working to replace broken irrigation heads.
- Gopher Control Update from NamVar – Still following up on the gopher problems.
- Greenbelt Irrigation Audit – Received a written report on the irrigation audit.
- Slope Work at 13305 Corte de Comares – After talking with NamVar, they will re-bid the project since the mulch they proposed won't work on this steep slope.
- Status of Slope Work at 13305 Corte de Chucena – Still working to improve the appearance of this slope. May need to change the irrigation system for this area from the current drip system.
- Bids to Trim Entry Palms - Gordon Stables is getting a bid from Sutton Tree and another contractor and Larry Allen will get a bid from Union Tree for this work.
- Entry Lighting – No report.

B. Long Range Planning Committee – Nothing to discuss.

C. Newsletter – The next newsletter will go out in August. Discussion on articles.

CORRESPONDENCE

A. A letter dated 5/24/18 was sent to the owner at 13356 Corte de Chucena thanking her for addressing her front yard landscaping as requested.

B. A letter dated 5/24/18 was sent to the owner at 13305 Corte de Chucena in response to her letter regarding the poor appearance of the Common Area slope by her home.

FINANCIAL REPORT ... Abdy Salimi was not present.

A. Financial Statement – The financial statement ending 5/31/18 was reviewed and approved. We are \$3,432 over budget year-to-date.

B. Delinquent Accounts – There are no owners over 60 days past due.

UNFINISHED BUSINESS

A. Report on ONCC Architectural Committee – Karen Wiley reported that the ARC has met 2 times since the last Board meeting and there were 2 Marbella applications approved. There were 3 complaints received regarding Marbella properties that the ARC is addressing. The owner at 12954 Camino Ramillette has installed a white front door without ARC approval. A letter will be sent to the owner regarding this issue from this Board.

- B. Secretarial and Consulting Contracts** – The consulting contract with Wendy DeVuyst was signed at the last meeting. Victoria Cohen presented her contract for signature and reviewed with the Board some of the issues she will be addressing.

NEW BUSINESS

- A. Appoint Nominating Committee** – The Bylaws require that the Board appoint a Nominating Committee this month to solicit candidates for the November elections. Gordon Stables will head up the Nominating Committee.
- B.** Next month the Board will need to approve and sign the Electronic Transmission Consent Form which allows the Board to take immediate emergency action via email if necessary. It must be approved by all the Board members at a meeting.

With no further business to be brought before the Board, the meeting adjourned at 5:05 p.m.

Respectfully submitted,

NEXT MEETING: Monday, July 16, 2018 at 4:00 p.m. at the ONCC

Approved by The Board of Directors on July 11, 2018 at a duly noticed meeting.