

**OAKS NORTH
MARBELLA**

Rancho Bernardo



**HOMEOWNERS
ASSOCIATION**

California

**BOARD OF DIRECTORS'
MEETING MINUTES
August 8, 2018**

I. CALL TO ORDER

- A. Vice President Larry Allen called the Board meeting to order at 4:03 p.m. at the Oaks North Community Center La Piñata Room. A quorum was present.

II. ROLL CALL

- A. Board Members Present:
- | | |
|----------------|-----------------|
| Vice President | Larry Allen |
| Treasurer | Abdy Salimi |
| Secretary | A. Larry Scarpa |
- B. Board Members Absent:
- | | |
|-----------|--------------------------|
| President | Gordon Stables (excused) |
| Director | Paul Pitrone (excused) |
- C. Others Present:
- | | |
|------------------|--|
| Meeting Recorder | Victoria Cohen Consulting, Agent for Association (AFA) |
| Homeowner | Karen Wiley |
| Homeowners | 1 |

III. HOMEOWNERS FORUM

- A. Homeowner forum was held.

IV. APPROVAL OF MINUTES

- A. **MSUC² to: Approve** the Open session meeting minutes for July 11, 2018 as submitted.

V. EXECUTIVE SESSION DISCLOSURE

- A. No Executive session was held.

VI. REPORTS

- A. Landscape Maintenance – Larry Scarpa
1. Tree Trimming
 - (a) Larry requested Namvar trim three trees, but Namvar submitted estimate E18-8-2R for 18227 Aceituno St and 18251 Aceituno St in the amount of \$975. Larry indicated that these trees should be trimmed as part of Namvar's monthly contract. Abdy spoke with the Namvar representative and directed them to trim the trees.
 2. Tree Removal at 18251 Aceituno
 - (a) **Board to follow up** with NAMVARS to determine if the trees should be removed, as requested by the homeowner at 18251 Aceituno Street.
 3. Watering of Landscape
 - (a) Karen Wiley provided a verbal report, from notes, concerning irrigation water times in her area, and reported on some recent work on the pvc pipes.

¹ California Corporations Entity number C1295309

² MSUC = Moved, Seconded, Unanimously Carried

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- (b) Due to financial concerns and rising water cost, the President directed the landscapers to water only 2-days per week.
- (c) Water and electric meters need to be marked onto the community map.
- B. Financial Report – Abdy Salimi
 1. Receive financials for month ending July 31, 2018, pending audit or review.
 2. Review Union Bank and Chase bank account balances.
 3. Review delinquencies.
 4. Abdy spoke concerning the high cost of water and significant water increase.
 5. Abdy is going to investigate electronic payment options.
 6. Budget planning to start soon.
 7. **Board directed AGA** to follow up with CBS concerning account 900146.
 8. **Board directed AGA** to add "online check payment" to next month's agenda.
- C. Newsletter and Mass Mailing – Victoria Cohen
 1. The August newsletter, Self-Nomination form, Annual Homeowner Notice have been mailed.
- D. Oaks North Community Center Architectural Committee – Karen Wiley
 1. White Door – Discussion
 2. **Board directed AGA** to place onto next month's Executive agenda.
- E. Correspondence – Victoria Cohen
 1. Invitation to Serve

VII. UNFINISHED BUSINESS (items carried over from prior meeting)

- A. Nominating Committee – Gordon Stables
 1. Some members have indicated they are interested in serving.
- B. Electronic Consent Form – Board to Sign
 1. **Board directed AGA** to place onto next month's agenda, when all board members are anticipated to be present.

VIII. NEW BUSINESS (first time on agenda)

- A. Correspondence - 13033 Aquamarina Pt – Tree in Culvert – Letter mailed July 30, 2018.
 1. Abdy indicated that he directed NAMVAR to remove the limb.
- B. Correspondence - 18251_Accituno – Landscape Requests
- C. Revised Contract – Victoria Cohen Consulting
 1. Contract hours were not increased, just distribution of payments to more accurately reflect the labor associated with the creation of the newsletters. Their being no objection, the revision to the contracted was accepted.
- D. Annual Contract
 1. **It was moved** for Karen Wiley to book the meeting room for the Annual Meeting to be held on November 7, 2018. **Motion carried.**

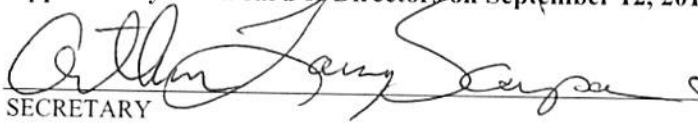
IX. NEXT MEETING DATE

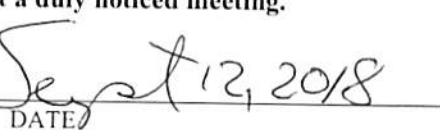
- A. The next Board meeting is scheduled for September 12, 2018 at 4:00 p.m. at the Oaks North Community Center La Piñata Room.

X. ADJOURNMENT

- A. There being no further business the meeting was adjourned at 5:15 p.m.

Approved by The Board of Directors on September 12, 2018 at a duly noticed meeting.


SECRETARY


DATE