

**OAKS NORTH
MARBELLA**

Rancho Bernardo

oaksnorthmarbellarb@gmail.com



**HOMEOWNERS
ASSOCIATION**

California

www.oaksnorthcommunity.org

**BOARD OF DIRECTORS'
MEETING MINUTES
October 10, 2018**

I. CALL TO ORDER

- A. Secretary A. Larry Scarpa called the Board meeting to order at 4:01 p.m. at the Oaks North Community, Center La Piñata Room, 12578 Oaks North Drive, San Diego, CA 92128. A quorum was present.

II. ROLL CALL

- A. Board Members Present:
- | | | |
|----------------|-----------------|-------------------------------------|
| Vice President | Larry Allen | November 2017 – 2019 (A: 4:13 p.m.) |
| Treasurer | Abdy Salimi | November 2017 - 2019 |
| Secretary | A. Larry Scarpa | November 2017 - 2019 |
| Director | Paul Pitrone | November 2016 - 2018 |
- B. Board Members Absent:
- | | | |
|-----------|----------------|--------------------------------|
| President | Gordon Stables | November 2016 – 2018 (excused) |
|-----------|----------------|--------------------------------|
- C. Others Present:
- | | |
|------------------|---------------------------------|
| Meeting Recorder | Victoria Cohen Consulting, (VC) |
| ARC Liaison | Karen Wiley |
| Homeowners | None |

III. HOMEOWNERS FORUM

- A. No homeowner comments.

IV. APPROVAL OF MINUTES

- A. **MSUC² to: Approve** the Open session meeting minutes for September 12, 2018 as submitted.

VI. EXECUTIVE SESSION DISCLOSURE Civil Code 4935 (e) – *No Executive meeting was held.*

VII. REPORTS

- A. Landscape Maintenance – Larry Scarpa & Abdy Salimi
1. Abdy spoke concerning realignment of the landscape labor; spoke concerning a recent break in the water line at the entrance; landscaping in the entry area; branches in front of speed limit sign has been cut back.
 2. Discussion of establishing the property line for ONMA.
 3. Preparing for conversion of 8,000 sq. ft conversion on north end of greenbelt.
 4. Suckers on Sumacs – Suckers to be cut back
 5. Home next to property are going to install a gate. (between RB and Poway; south end of community)
 6. Abdy spoke concerning water shutoff to the greenbelt.

¹ California Corporations Entity number C1238255

² MSUC = Moved, Seconded, Unanimously Carried

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- B. Financial Report – Abdy Salimi**
1. Board reviewed the bank statements; only one homeowner is past due.
 2. Oaks North Marbella has three accounts:
 - (a) Union - \$38,000 Checking
 - (b) Union - \$31,915 Money Market
 - (c) Chase - \$86,683 Reserve Account
 3. Abdy noted that the water bill for 2018 is \$21,500 higher than last year (to date).
 4. **It was moved to receive** the financials for month ending September 30, 2018, pending audit or review. **Motion carried.**
 5. **Action Item:** Invoice Review and Check Issuance – Abdy Salimi & VC
- C. Oaks North Community Center Architectural Committee – Karen Wiley**
1. Committee met twice; there have been 4 architectural requests: fences, windows, landscaping, and painting.
 2. Karen spoke concerning the slope on Calle Estepona.
 3. Larry to get maps of the property lines.
- D. Administrative Updates – Victoria Cohen**
1. §4140 Annual Homeowner Information forms
 - (a) 140 received; 76.50% of membership; 10 wrong address
 2. Election Ballots
 - (a) Quorum has been reached.
 3. ONCC Database of Homeowner Information
 - (a) Oaks North Marbella cannot use the database from ONCC
 4. Mandatory Fidelity/Crime Insurance Requirements
 - (a) **Action Item:** Abdy to follow up with the insurance agent.

VIII. UNFINISHED BUSINESS (*items carried over from prior meeting*)

- A. 18227 Aceituno St and 18251 Aceituno St**
1. Tree Trimming (3) by Namvar is complete.

V. NEW BUSINESS (*first time on agenda*)

- A. 2019 Budget §5300**
1. Review and Approve for distribution to the membership.
- B. Reserve Study §5300**
1. Review and Approve for distribution to the membership.
- C. Annual Disclosure §5300 and Annual Policy Documents §5310**
1. Review and Approve for distribution to the membership.
- D. November Newsletter**
1. Review and Approve for distribution to the membership.

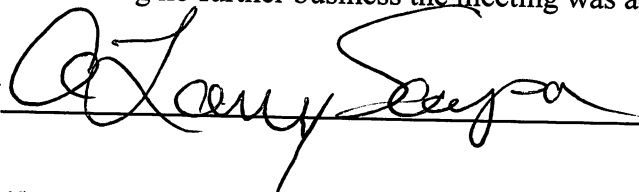
X. NEXT MEETING DATE

- A. The Annual Membership Meeting and Election of Board Members will be held November 7, 2018.**

XI. ADJOURNMENT

- A. There being no further business the meeting was adjourned at 5:00 p.m.**

SECRETARY



DATE

