

**OAKS NORTH
MARBELLA**

Rancho Bernardo

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**HOMEOWNERS
ASSOCIATION**

California

www.oaksnorthcommunity.org

**BOARD OF DIRECTORS¹
MEETING MINUTES
July 11, 2018**

I. CALL TO ORDER

- A.** President Gordon Stables called the Board meeting to order at 4:00 p.m. at the Oaks North Community Center La Piñata Room. A quorum was present.

II. ROLL CALL

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

III. HOMEOWNERS FORUM

- A.** Homeowner forum was held.

IV. APPROVAL OF MINUTES

- A.** **MSUC² to: Approve** the Open session meeting minutes for June 18, 2018, as submitted.

V. EXECUTIVE SESSION DISCLOSURE

- A.** No Executive session was held.

VI. REPORTS

- A.** Landscape Maintenance – A. Larry Scarpa
- 1.** Water
 - (a)** Last month's water bill was almost \$15,000 for one month.
 - (b)** Water has been cut back; grass around sprinkler heads is being actively removed for more effective sprinkler action. Abdy Salimi has been communicating with the landscaper, Namvar, concerning water usage. The Board wants to keep the grass green, but the cost of watering the landscaping has significantly increased. Gordon and Abdy walked the property; they want to create a schedule for the landscaper.
 - 2.** Trees
 - (a)** Trees under 12' high can be trimmed by the landscaper. Some of the tall trees belong to the City. Gordon to contact the City concerning branches obscuring signs.
 - 3.** Greenbelt
 - (a)** Namvar suggested taking a piece of greenbelt and converting from grass to mulch and eliminate the need to water the area. Board requested Namvar provide a bid for the landscape conversion, and an analysis to determine what

¹ California Corporations Entity number C1295309

² MSUC = Moved, Seconded, Unanimously Carried

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the water savings would be to the Association. This information will be presented to the Board for analysis and budget planning.

4. Namvar Contract
 - (a) **Board directed** Larry Scarpa to review Namvar contract for annual scope of work.
 5. Large Broken Tree Branch
 - (a) A large broken tree branch was reported at the greenbelt (north end).
 - (b) **Board directed agent for association (AFA)** to send a letter to the owner requesting removal from Association property and the culvert.
 6. 13305 Corte de Comares – Slope Bid
 - (a) Need Namvar to provide a quote for product to hold the slope.
 - (b) **Board directed Abdy** to get two bids to restore the approximate 40’x8 of slope.
 7. 13305 Corte de Chucena – Slope Bid
 - (a) Need Namvar to provide a quote for product to hold the slope.
 - (b) **Board directed Abdy** to get two bids to restore the approximate 40’x8 of slope.
 8. Queen Palm Trimming
 - (a) Bids received from Sutton Tree \$2,800; Aztec \$2,080; Union Service \$1,440.
 - (b) **It was moved** to approve Union Service to trim 32 palm trees at a cost of \$1,440. **Motion carried.** President will notify Union Tree.
 9. Entry Lighting – Abdy Salimi
 - (a) One bulb needs replacing after the tree trimming.
- B. Financial Report – Abdy Salimi**
1. **It was moved to receive** the financials for month ending June 30, 2018, pending audit. **Motion carried.**
 2. Review bank statements; Review delinquencies
 3. **Board directed AFA** to ask the accounting firm if they can receive electronic statements from the bank, enabling earlier reconciliation of the association accounts, to accommodate the rescheduled board meeting on the second Wednesday of each month, and to notify the Board of the findings.
- C. Long Range Planning**
1. Proposal with Namvar will be part of the long-range planning.
- D. Newsletter – Victoria Cohen**
1. Newsletter is going out in August.

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

- A. Oaks North Community Center Architectural Committee – Karen Wiley**
1. Met twice; only two requests; solar and a new front door.
 2. **Board directed AFA** to research if a violation letter was sent concerning a white door.
- B. Nominating Committee – Gordon Stables**
1. **Board directed AFA** to review the archives for a letter of invitation that the Nominating Committee can send to prospective members.
- C. Electronic Consent Form**
1. **Board directed AFA** to place onto next month’s agenda.

VIII. NEW BUSINESS (first time on agenda)

- A. Welcome New Homeowners – Karen Wiley**
1. New Owner --18219 Via Guadalmina

IX. NEXT MEETING DATE

- A.** The next Board meeting is scheduled for August 8, 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 5:30 p.m.

Approved by The Board of Directors on August 9, 2018 at a duly noticed meeting.