

**OAKS NORTH
MARBELLA**

Rancho Bernardo

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**HOMEOWNERS
ASSOCIATION**

California

www.oaksnorthcommunity.org

**BOARD OF DIRECTORS¹
MEETING MINUTES
January 14, 2019**

I. CALL TO ORDER

- A.** President Gordon Stables 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:

President	Gordon Stables	November 2018 – 2020
Vice President	Kenneth Cohen	November 2018 – 2020
Secretary	A. Larry Scarpa*	November 2017 – 2019
Treasurer	Abdy Salimi	November 2017 – 2019

Others Present:

Meeting Recorder

ARC Liaison

Karen Wiley (absent but report filed)

Homeowners

None

*Absent due to illness

III. HOMEOWNERS FORUM

- A.** Homeowner forum was not held. No residents attended

IV. APPROVAL OF MINUTES

- A.** **MSUC² to: Approve** the Open session meeting minutes for December 2018 submitted.
- B.** **MSUC to: Approve** the Organizational meeting minutes of December 2018 as submitted.

V. EXECUTIVE SESSION DISCLOSURE

- A.** No Executive session was held.

¹ California Corporations Entity number C1238255

² MSUC = Moved, Seconded, Unanimously Carried

VI. REPORTS

- A. Landscape– Larry Scarpa and Abdy Salimi**
1. Sprinklers will be turned off until current rain stops.
 2. A letter was received from resident Hilda Butce
 - (a) Slope complaint question
 - (b) This November letter not seen
 - (c) NAMVAR to respond
 3. Green space walkthrough conducted January 11, 2019
 - (a) Turf removal discussed
 - (b) Small beaugonvillia plants viewed
 - (c) Area contracted for mulch was 8K sq.ft. but measured larger area.
 - Our benefit
 4. Question of tree watering , in lieu of turf removal
 - (a) Abdy Salimi described discreet watering to subject trees has been accomplished.
 5. Mulch application has been stable in light of current rain
 6. Stone or pebble offset suggested as delineation between mulch and walkway
 7. Discussion of refurbishing the “Warren Hess Memorial Garden”
 - (a) Abdy Salimi will take on this project and signage
 8. Wooden picket fence at terminus of green belt
 - (a) Right side of fence to be removed
 - (b) Left side to be spray painted
 - Color TBD
 - Gordon Stables
 - Ken Cohen
 - Abdy Salimi
- B. Financial Report – Abdy Salimi**
1. **MSUC to: Receive** the financial report from California Business Solutions for the period ending December 31, 2018 pending year-end audit.
 2. Online Banking
 - (a) Abdy spoke concerning moving to online banking.
- C. Oaks North Community Center Architectural Committee – Karen Wiley**
1. Two meetings held
 2. One solar tube approved.
 - (a) Assumed, due to her not being present
- D. New Homeowners – none identified**
1. ONCC office will be contacted by Gordon Stables

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

- A. 2018 Audit/Financial Review and Tax Proposals**
1. Two proposals were received;
 - (a) A.M. Owens CPA for an Audit and Taxes at a cost of \$1,570,
 - (b) MSUC to accept above bid
 - Preference expressed to avoid change at this time.
- B. Association Legal Counsel Contract and Fee Schedule**
1. Board is not going to sign the agreement with legal counsel; they will contact legal counsel when and if they need them.
 2. “fee for service” basis elected vs. retainer.

VIII. NEW BUSINESS (first time on agenda)

A. 2019 Administrative Services Contract

- 1.** Gordon Stables and Ken Cohen will perform search for credentialed administrative assistant.
- 2.** Change of address to contact Board of Directors
 - (a) Oaks North Marbella HOA
 - (b) P.O. Box 270942
 - (c) San Diego, CA 92198

B. Insurance coverage questioned by Larry Scarpa

- 1.** He will contact the Agent for justification of coverage list

IX. Meeting adjourned at 1650.

X. NEXT MEETING DATE

- A.** The next Board meeting is scheduled for February 12, 2019 at 4:00 p.m. at the Oaks North Community Center La Piñata Room.

PRO TEM SECRETARY _____ **DATE** _____