

[UNOFFICIAL UNTIL APPROVED BY THE BOARD AT THE NEXT MEETING]

BOARD OF DIRECTORS MEETING

January 15, 2018

The Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Monday, January 15, 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 4:04 p.m.

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

Also present: Karen Wiley, Cathy Huff, Monica Cooper, and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Larry Allen and seconded by Abdy Salimi to approve the minutes of the previous Board meeting of 12/18/17 as written. Motion carried.

MEMBER PARTICIPATION – None.

COMMITTEE REPORTS:

A. Landscape Maintenance ... Larry Scarpa

- Walk Through with BrightView/BrightView Contract – An email was sent to BrightView with a list of items that needed to be done. It appears that most of the work has been done. The drainage ditch was cleaned out. The newly planted slope was supposed to have been treated with a pre-emergent. There is a patch of grass behind 18144 Camino Ramillette that has come up in the newly planted slope. Calls to BrightView have not been answered. There are sprinklers going off at 10 a.m. The Villas landscaping is growing into the drainage ditch that borders the two properties. Larry Scarpa will talk with the landscapers for the Villas. Larry Scarpa, Abdy Salimi and Karen Wiley will walk the property and make a list of items that BrightView needs to address by the end of the month or final payment will be held until the work is done.
- There was a hole dug in the Common Area at the end of the greenbelt to allow the owner of the home being built outside Marbella to access the utilities. We have talked with the contractor regarding the safety of the open hole and he has placed “Caution Tape” around it. Gordon Stables will call the City Councilman about this issue and we will continue to monitor the situation.
- New Landscape Contractor to Start 2/1/18 – The new landscaper will begin on 2/1/18.
- Bids to Fill in Rock Area by 12990 Camino Ramillette – A motion was duly made by Larry Allen and seconded by Larry Scarpa to approve the bid for \$700 from NamVar for the rock to fill in this area. Motion carried.
- Entry Lighting – Abdy Salimi had nothing to report.

B. Long Range Planning Committee – Larry Scarpa had nothing to report.

C. Newsletter – The newsletter will go out this month. Articles are due 1/18/18.

CORRESPONDENCE

A. A letter dated 12/20/17 was sent to BrightView advising them that we are terminating their contract as of 1/31/18.

B. An owner called and complained about a gate being open at a neighbor's house. Larry Allen talked with the owner.

FINANCIAL REPORT ... Abdy Salimi

A. Financial Statement – The financial statement ending 12/31/17 was reviewed and approved. We ended the year \$11,760 under budget. This is mostly due to lower landscape extras. However, our water bills for the year were \$10,000 over budget. Discussion on investing funds from the Reserves. We need to watch the irrigation bills this year.

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 was 1 Marbella application approved.

NEW BUSINESS

- A. Insurance Renewal** - We have received the proposed renewal from our insurance broker. The annual premium is \$4426, which is about \$600 higher than last year. The increase is in the Directors and Officer's Liability coverage. The broker shopped for better rates and this is the lowest she could find. Discussion. A motion was duly made by Larry Scarpa and seconded by Larry Allen to approve the renewal. Motion carried. Abdy Salimi will continue to shop for insurance coverage to see if we can find a better rate. We need to make sure this item is on the December agenda so that we can get quotes in advance of the renewal date.
- B.** Discussion on digitizing the Association files.

With no further business to be brought before the Board, the meeting adjourned at 4:57 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT MEETING: Wednesday, Feb. 19, 2018 at 4:00 p.m. at the ONCC