

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

BOARD OF DIRECTORS MEETING

December 18, 2017

The Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Monday, December 18, 2107 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 9:00 a.m.

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

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

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Larry Allen and seconded by Larry Scarpa to approve the minutes of the previous Board meeting of 10/16/17, the Special Meeting, the Annual Meeting and the Organizational Meeting of 11/1/17 as written. Motion carried.

APPOINT NEW BOARD MEMBER

Larry Allen will continue on the Board. We have a couple of people who may be interested in serving on the Board in the future.

MEMBER PARTICIPATION – None.

COMMITTEE REPORTS:

A. Landscape Maintenance ... Larry Scarpa

- Walk Through with BrightView – Mark reported that they will be applying a pre-emergent on the newly planted slope to prevent weeds. They will continue to check the irrigation clearance around the heads. There are two areas that do not appear to be getting enough water. One slope area may need to have a battery timer and new valves (near 12989 Via Guadalmina) installed since it does not appear there is any irrigation on this slope. The plants look good on the slope because the homeowner's sprinklers are irrigating the area. They will provide a bid for this work. They have cleaned out the brow ditch on the south side. Gordon Stables reported that there are some heads not rotating on the recently planted slope by 13305 Corte de Chucena. Larry Scarpa reported that the brow ditch near 18251 Aceituno is full of dirt. Abdy Salimi asked what the maintenance schedule will be over the next 45 days. Mark said that they will be working on the planters, the irrigation, etc. since the mowing will be cut back during the winter. The irrigation is only on two days a week. Larry Scarpa asked about man hours on site. Mark reported that they are here about 16 man hours a week (two men every Thursday). Mr. Stables asked that special attention be paid to the planters along Paseo del Verano Norte. Mark was asked to trim up the plants in the planter area near 12990 Camino Ramillette. Discussion about the area around the fenced pump station that is owned by the Metropolitan Water District. The Water District needs to be contacted before any work can be done around the fence. Mr. Stables will check with the Water District to find out what can be done in that area.
- Bids to Lace Trees on Greenbelt - It was decided not to lace the trees at this time. We will have Union Tree Service look at the trees to confirm that no work is needed at this time.
- Bids to Fill in Rock Area by 12990 Camino Ramillette – Based on the letter from the owner next to this area, the Board has obtained bids for adding more rock to fill in the area. We need to clarify one of the bids. Tabled.
- Entry Lighting – Abdy Salimi reported that the entry lights are working fine. It was noted that the times for the lights were changed and the lights are coming on at 4:40 p.m. Gordon Stables will contact Roland Kramer to have the lights come on at 5 p.m. and go off at 11 p.m.

B. Long Range Planning Committee – Larry Scarpa will look at some of the notes from Frank Roberts.

C. Newsletter – The newsletter will go out in January after the Board meeting.

CORRESPONDENCE

- A. A letter dated 11/17/17 was sent to the owner of 18184 Corte de Aceituno in reply to his letter regarding some issues with his neighbor. He was asked to work with the neighbor to find a solution to the issue.
- B. A letter was received in November from the owners at 12990 Camino Ramillette complaining about the condition of the rock in the Common Area near their home. The underneath material in the area has deteriorated and the rocks need refreshing. Abdy Salimi went and spoke with these owners about the situation and advised that the Association will address the issue.

FINANCIAL REPORT ... Abdy Salimi

- A. **Financial Statement** – The financial statement ending 11/30/17 was reviewed and approved. We are \$1404 under budget year-to-date. This is mostly due to lower landscape extras.
- B. **Delinquent Accounts** – There are no owners over 60 days past due.
- C. We need to revise the bank signature cards.

UNFINISHED BUSINESS

- A. **Report on ONCC Architectural Committee** – Karen Wiley reported that the ARC has met 4 times since the last Board meeting and there were 8 Marbella applications approved.
- B. **Landscape Work at 13313 Corte de Chucena** – The landscape work was done.
- C. **Landscape Maintenance Bids** – We have solicited bids from several contractors with a scope of work and have received 2 bids. One contractor hasn't responded, one declined to bid, and one has withdrawn their bid. Discussion. Every contractor recommends a complete water audit to begin the job. A motion was duly made by Larry Scarpa and seconded by Larry Allen to approve the contract with NamVar for \$2500 per month, effective 2/1/18. Motion carried with Abdy Salimi abstaining. A termination letter will be sent to BrightView.

NEW BUSINESS

- A. Discussion on changing the time of the Board meeting to 4 p.m. The Board agreed to this time.
- B. A motion was duly made by Larry Scarpa and seconded by Larry Allen to approve the Landscape Chair, in conjunction with one other Board member, to be able to authorize landscape work up to \$300 per month. Motion carried.

With no further business to be brought before the Board, the meeting adjourned at 10:14 a.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT MEETING: Wednesday, Jan. 15, 2018 at 4:00 p.m. at the ONCC