

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

BOARD OF DIRECTORS MEETING

March 19, 2018

The Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Monday, March 19, 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 4:02 p.m.

Directors present: Gordon Stables, Larry Allen, Larry Scarpa, and Abdy Salimi (arrived late).

Also present: Karen Wiley, Don Moon, Paul & Mary Pitrone, Monica Cooper, 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 2/19/18 as written. Motion carried.

APPOINT NEW BOARD MEMBER

A motion was duly made by Larry Allen and seconded by Larry Scarpa to appoint Paul Pitrone to fill the vacancy on the Board until the next election in November. Motion carried.

MEMBER PARTICIPATION – None.

COMMITTEE REPORTS:

A. Landscape Maintenance ... Larry Scarpa

- Mr. Scarpa meets with the supervisor from NamVar weekly. There are a lot of weeds that need to be addressed. The crew has been working on the area along Paseo del Verano Norte for the past few weeks. Mr. Scarpa needs to check to see that the irrigation has been shut off.
- Status of Work on Greenbelt Approved Last Month (\$7000) – The crew has been working on doing the thatching work. The Board asked for a completion date on all work that has been approved and on when the weeding will be addressed.
- Status of Sprinkler Repairs (\$1300) – NamVar has been working on the system, but unsure the status of the work.
- Gopher Control Update from NamVar – They have started putting traps out. Discussion.
- Underground Pipe for New House by Via Nasca/Damage to Greenbelt – Last week there was more digging going on at this location. Mr. Scarpa and Abdy Salimi have spoken with the owner. The owner has agreed verbally to repair the area when the work is done. We will send a confirmation letter to the owner regarding his agreement to make necessary repairs.
- Greenbelt Irrigation Audit – NamVar has been working on this project. The Board would like to have this by next meeting.
- Slope Bid from NamVar for Work by 13305 Corte de Comares – Don Moon was here regarding the slope next to his home. The ground cover has died out and the slope is full of weeds. Discussion. The Board received a bid last month from NamVar to replant this slope for \$3120. Mr. Scarpa has requested an updated plan and bid. We need to get additional bids for this work. The Board would like to have all the bids by the next meeting. Mr. Scarpa will create a statement of work for the bids. In the meantime, we will have NamVar weed this slope as soon as possible.
- Tree Removal Bids - We now have 3 bids for the removal of 19 trees, including the stump grinding of one tree. Discussion. A motion was duly made by Larry Allen and seconded by Abdy Salimi to approve the bid of \$3990 from Union Tree Service to do the tree work. Motion carried. Larry Allen will follow up and schedule the work.
- Backflow Bids – It was reported that there is a leaking backflow valve. Ahlee Backflow will be called out to do the inspections. Gordon Stables will follow up. A motion was duly made by Abdy Salimi and seconded by Paul Pitrone to approve the bid from Ahlee Backflow at \$42 per unit. Motion carried.

- Abdy Salimi stated that NamVar was to provide a W-9 and proof of insurance. NamVar was asked to provide a detail on the monthly billing of the work provided. We will follow up.
- Entry Lighting – Abdy Salimi met with Roland Kramer and he can no longer take care of the lights. Mr. Salimi will now oversee the lighting. He recommended that we install a photocell for about \$30 to monitor the lighting when the time changes. The Board agreed to the purchase of this photocell.

B. Long Range Planning Committee – Gordon Stables stated that the Board had been looking at doing lawn reduction work using drought tolerant plantings. It was not cost effective.

C. Newsletter – The next newsletter will go out in April with the audit. Articles due by 4/17. We will include the following: gopher information, landscaping updates, remind owners to maintain their slopes, and no contractor signs.

CORRESPONDENCE

A. A letter dated 2/20/18 was sent to Landscape Pest Control cancelling their contract to treat the gophers on the greenbelt.

FINANCIAL REPORT ... Abdy Salimi

A. Financial Statement – The financial statement ending 2/28/18 was reviewed and approved. We are \$5,384 under budget. Discussion on combining the Union Bank checking and Money Market account. No action taken at this time.

B. Delinquent Accounts – There are no owners over 60 days past due.

C. Approve Audit Report – A motion was duly made by Larry Scarpa and seconded by Paul Pitrone to approve the audit report. Motion carried. The tax returns have been signed.

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 were 9 Marbella applications approved.

B. Bee Hive In Wall at 12965 Ave. Marbella – Gordon Stables reported that the owner was away for a month so we were unable to get access to the wall. For \$150 Bee Man Dan will come and remove it. The Board approved and Mr. Stables will make that arrangement.

NEW BUSINESS

A. Gordon Stables is working with the City on the water bills. There were some meters that were not read properly.

With no further business to be brought before the Board, the meeting adjourned at 5:07 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT MEETING: Wednesday, Apr. 16, 2018 at 4:00 p.m. at the ONCC