

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

**BOARD OF DIRECTORS MEETING**

**April 16, 2018**

The Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Monday, April 16, 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, Abdy Salimi, and Paul Pitrone.

**Also present:** Karen Wiley, Cathy Huff, Dina Martinez, Don Moon, 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 3/19/18 as written. Motion carried.

**MEMBER PARTICIPATION**

- A.** Dina Martinez addressed the Board regarding the poor appearance of the greenbelt. She feels there are a lot of weeds and the greenbelt looks unkempt. The Board stated that they recently had the grass scalped, over-seeded, aerated and the greenbelt will look bad until it the grass comes up. They were mowing and edging today and will complete it tomorrow.

**COMMITTEE REPORTS:**

**A. Landscape Maintenance** ... Larry Scarpa

- Status of Work on Greenbelt Approved Last Month (\$7000) – The work has been completed. NamVar fertilized the greenbelt the week of April 9.
- Status of Sprinkler Repairs (\$1300) – Mr. Scarpa has been unable to talk with the supervisor at NamVar to determine if the work has been completed. There is better coverage with the sprinklers.
- Gopher Control Update from NamVar – We may need more traps since the gophers keep coming back.
- Underground Pipe for New House by Via Nasca/Damage to Greenbelt – That has been covered over and there does not appear to be any further problem.
- Greenbelt Irrigation Audit – No update on this.
- Slope Work Bids for Work by 13305 Corte de Comares – Still waiting for additional bids. Don Moon said that the landscaper came out and did a small amount of weeding last month, leaving a mess on his property to clean up. The Board will ask NamVar to get the weeding done on this slope.
- Status of Tree Removals - This work has been done.
- Backflow Inspections/Notify City Public Utilities – Gordon Stables reported that the backflow inspections have been done. We will put this matter on the Annual Calendar in February of every year.
- Entry Lighting – Abdy Salimi reported that the photocells have been installed and should start working tonight.

**B. Long Range Planning Committee** – Tabled.

- C. Newsletter** – The next newsletter will go this month with the audit. Articles due by 4/19. Reminder about people maintaining their yards.

**CORRESPONDENCE**

- A.** A letter dated 3/22/18 was sent to Dave Moore, the owner of the property in Poway where the home is being built and they dug a hole in the Association's Common Area to access utilities. He was advised that he would need to make any necessary repairs to restore the irrigation and plantings that were damaged during his construction.

**FINANCIAL REPORT** ... Abdy Salimi

- A. **Financial Statement** – The financial statement ending 3/31/18 was reviewed and approved. We are \$3,544 over budget. Discussion on the accounts. It was decided to keep the Reserves fully funded at \$86,666. A motion was duly made by Abdy Salimi to close the Money Market account and put the funds into the checking account. Discussion. Motion died due to lack of a second.
- B. **Delinquent Accounts** – There are 2 owners over 60 days past due. If they have not paid by next month, then we will vote to turn them over to the attorney for a lien.
- C. **Process for Payment of Invoices** – Any contractor that we hire should have the proper paperwork (insurance, license, W-9). We have asked NamVar to write the details of the work they do on the invoices. Invoices are to go to the Board member in charge of that project to approve first before payment is made. There was a problem with the NamVar checks last month that was resolved.

**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 2 Marbella applications approved.
- B. **Bee Hive In Wall at 12965 Ave. Marbella** – Gordon Stables reported this has been resolved.
- C. **City Water Bill Issue** – Gordon Stables reported that the City is looking into giving the Association rebates on 3 meters that read too high. They City has installed sensors on the meters to show if the meter is using more water than the prior year and will notify Mr. Stables of any issues.

**NEW BUSINESS**

- A. **Bid Letting Process** – Gordon Stables asked the Board whether or not we should include the costs of bids received in the minutes. Discussion. The Board felt that the bids should be included in the minutes.
- B. **Condition of Landscaping at 13356 Corte de Chucena** – Gordon Stables reported that he has received phone calls from residents about tall weeds at the property. A letter will be sent to the owner.

With no further business to be brought before the Board, the meeting adjourned at 4:44 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT MEETING: Wednesday, May 21, 2018 at 4:00 p.m. at the ONCC**