

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

BOARD OF DIRECTORS MEETING

July 17, 2017

The Board of Directors Meeting of the Oaks North Marbella Homeowners Association was held on Monday, July 17, 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, Abdy Salimi, Fred Hamblin, and Frank Roberts.

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

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Frank Roberts and seconded by Fred Hamblin to approve the minutes of the previous Board meeting of 6/19/17 as written. Motion carried.

MEMBER PARTICIPATION – None.

COMMITTEE REPORTS:

A. Landscape Maintenance ... Frank Roberts

- Walk Through with BrightView – Identified a dead bush on Paseo del Verano Norte which was removed. We received a note regarding the planter area with the citrus trees by Via Nasca. BrightView will clean up the area. Discussion. Also reviewed the weed issues and dead red apple on Calle Estepona. The area was weeded, but the red apple on the slope is dying out. We will get a bid for replanting this area to be done in the fall. Spent a great deal of time discussing the irrigation issues with BrightView. We need to be sure that they are checking all of the system monthly. Discussion on the battery operated controller. There was a bee issue inside one of the irrigation boxes.
- The grass around the benches is not being trimmed on a regular basis.
- There was an irrigation leak on Paseo del Verano Norte, right next to the Villas. We had to call out a contractor to jackhammer out some concrete to get to the pipe and make repairs.
- We have one water meter that was three times higher than usual. We cannot find any leak. There may be an issue with the meter or the way the City is reading the meter. We will monitor the meter and check the readings weekly.
- Status of Entry Landscaping/Mulch Issues – It appears to be better and no additional work is needed at this time.
- Bids to Trim Entry Palms – Last year we paid Union Tree \$1440. Gordon Stables will contact Union Tree for this work. A motion was duly made by Larry Allen and seconded by Fred Hamblin to approve \$1500 for this work. Motion carried.
- Entry Lighting – The lights are looking good. Abdy Salimi commented that there was a power outage and the timer had to be changed. We will be sure that the lights are protected when we have the tree work done.

B. Long Range Planning Committee ... Frank Roberts had nothing to report.

C. Newsletter – The next newsletter will go out this month. We will remind owners not to talk with the landscapers, but to report landscape issues to the Board members. Karen Wiley will do a flag etiquette article.

CORRESPONDENCE

A. A letter dated 6/19/17 was sent to the owners of 13313 Corte de Chucena asking them to weed their property on an on-going basis. A reply letter dated 6/27/17 was received from the owner stating that they had hired a new landscaper to care for the property and were getting bids to change the landscaper to similar to what their neighbors have in their yard.

Correspondence (continued)

- B. A letter dated 6/19/17 was sent to the owners of 12989 Camino Ramillette asking them to maintain their rear slope. A reply letter dated 6/27/17 was received stating that they will be submitting an architectural application to relandscape the slope.
- C. Gordon Stables had an email from an owner regarding some clean up needed on a slope. BrightView has addressed the problem.

FINANCIAL REPORT ... Fred Hamblin

- A. **Financial Statement** – The financial statement ending 6/30/17 was reviewed and approved. We are \$8652 under budget year-to-date. This is mostly due to lower landscape extras. The water use is higher this past month. Discussion.
- B. **Delinquent Accounts** – There is one owner who is over 60 days past due.

UNFINISHED BUSINESS

- A. **Report on ONCC Architectural Committee** – Karen Wiley reported that the ARC has met twice since the last Board meeting and there were 5 Marbella applications approved. There is a new owner on Aceituno that made a lot of improvements to the patio area and they do a lot of entertaining outside. Ms. Wiley has had some comments from the neighbors that the music outside is disturbing them. Once we get an official complaint, then the Board can write a letter to these owners. The ONCC Board has voted to not assess a \$10 fee for submitting an architectural application.
- B. **Paving the Asphalt Entry Areas on Greenbelt** – Gordon Stables reported that the contractor will be out next week to do the work. Once the work is done and we are satisfied that the work is done properly, then we will pay him.
- C. **Status of Weeds on Property at 13313 Corte de Chucena** – The area is weeded and they will be replanting that slope and submitting a plan to the ARC.
- D. **Status of the Slope Maintenance at 12989 Camino Ramillette** – The owner has cleaned up the slope and is submitting a plan to the ARC for new landscaping on the slope.

NEW BUSINESS

- A. **Possible Action Against Paving Contractor** – Abdy Salimi reported that he called the paving contractor and could not get a reply. He checked with the State Contractor's License Board and the license has been pulled, but his bond is still intact. Discussion. Since we have nothing in writing to the contractor about our concerns, we may not be able to pursue further action.
- B. **Appoint Nominating Committee** - There will be 3 vacancies on the Board (with the terms of Larry Allen, Frank Roberts and Abdy Salimi expiring). We will solicit candidates in the newsletter. Discussion.
- C. Discussion on having a block party. No action taken.

With no further business to be brought before the Board, the meeting adjourned at 9:55 a.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT MEETING: **Monday, Aug. 21, 2017 at 9:00 a.m. at the ONCC**