

THE RESIDENCES AT ADOBE HILLS
BOARD OF DIRECTORS MEETING
HELD AT THE
ASSOCIATION ON-SITE OFFICE

November 21, 2016

I. **Call to Order – 6:40 PM**

Directors Present:

Garratt, President
Edith Modie, Secretary
Ezekiel Abedan, Treasurer

Others Present:

Ron Shearer, UNC Community Management
Chris Siegler, Sigler and Associates
Michelle Marroquin, MM Service

II. **Approval of Previous Minutes**

MOTION – Approval of Previous Minutes of October 25, 2016

Garratt moved to approve the minutes of the Executive Board of Directors meeting of October 25, 2016 without comment or discussion before the membership. Edith seconded the motion, which carried unanimously.

III. **Agenda Topics**

Deck Reconstruction Project – Chris Sigler, Construction Manager

Chris reviewed material previously presented to the membership including the following issues and answered questions from members present:

1. Presentation of the Classification Matrix
2. Explanation of obtaining an additional competitive proposal from Silicon Valley Builders Group (SVBG).
3. Continued review and discussion of the worst deck-stacks and their cause
4. Pricing will be presented at the next meeting.

Electronic FOB Distribution

Although the desire was to distribute the electronic FOBs to the members present, the serial numbers were not yet provided by West Coast Doors; therefore, Management will schedule several distribution dates, both daytime and evening, for which Michelle stated that someone from her maintenance staff would manage.

Rental Restriction Enforcement

Several of the members present questioned why they were unable to rent and why they received a letter from the Association's legal counsel stating that they had until June 2017 to either move back into the Unit, leave the Unit vacant or sell the Unit. Management and the Board explained the rental restriction amendment to the Covenants, Conditions and Restrictions (CCRs) and why it had to be enforced.

Window Covering Enforcement

Management and the Board explained the Association's rules and regulations regarding window coverings and stated that, in order to uphold those rules and property values, frequent inspections would be made and appropriate enforcement action taken. Management reported that many of the violations were corrected following a recent mailing to the membership.

Hot Water Update

Management provided an overview of the actions taken by Aquatek Plumbing to isolate "cross-over" problems between Units caused by faulty shower valves. These shower valves were redirecting hot water around Units. While the problem may return as valves become clogged, the problem seems to be corrected at the moment.

Action Items

1. The Board determined that, in order to maintain security, only one (1) additional electronic FOB may be purchased per Unit.
2. Management will contact Orion Security to obtain information so that the Board can login to their security account.
3. Management shall provide the Board with a .pdf copy of the membership database.

V. Adjourn 8:30 PM

Respectfully submitted

Edith Modie, Secretary