
COLONY LA PAZ CONDOMINIUM ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
November 18, 2015

The meeting held at Leucadia Pizza on Regents Road began at 6:00pm.

The following Board Members were present: Harvey Christensen, Sergio Rodriguez, Jean Moore, Hal Aljibury and Sandra Sheffield.

Kane Management (KMC) was represented by Audrey Kane.

EXECUTIVE SESSION - TROLLEY. [TROL] The Board met with both general and special counsel to receive legal advise on how to properly handle an anticipated settlement offer from SANDAG per the provisions of Article 21 of the CC&Rs.

TROLLEY. [TROL] Special Counsel Don Detisch advised that preliminary plans had been received and would be posted on the website. Owner comments and concerns would be solicited. The SANDAG appraisal is being evaluated by a government office in preparation for making an offer to the Board. He explained the anticipated steps in this process and encouraged all owners to read Article 21 of the CC&Rs.

MINUTES. [MINS] A motion was made, seconded and carried to approve the minutes of the October 14, 2015 Board of Directors meeting as submitted.

FINANCIAL REPORT. [FINS] The Board reviewed the monthly report.

2016 BUDGET. [BUDG] A motion was made, seconded and carried to keep the assessments \$260 for another year. The Association Attorney has advised that expenses related to the trolley may be borrowed from reserves with the expectation that they will be reimbursed from the anticipated settlement.

ARCHITECTURAL #47 WINDOWS. [3498] The owners have installed the correct windows but need to clean up brown trim paint spilled on the stucco below.

ARCHITECTURAL #159 WINDOWS. [ARCH] The owner's contractor reinstalled windows that meet the specifications.

TERMITE TENTING. [PEST] The Board reviewed concerns from residents about the chemicals that would be used. These concerns would be forwarded to the Agricultural Pest Control for a response and will be reviewed at the next meeting.

SDGE ENERGY SAVING PROGRAM. [SDGE] Harvey Christensen volunteered to contact the SDGE representative to obtain details of the proposed improvements.

BUILDING NUMBERS. [3515] KMC was directed to obtain samples of 10-12 inch numbers, including those with solar powered illumination.

VIOLATION #129 2 DOGS. [VIOS] Per the advice of the Association Attorney, a motion was made, seconded and carried to grant this resident a variance of the rules so that the association would not violate Fair Housing Standards.

MAILBOXES. [MAIL] Options were discussed. Owner Denise Waller who works for the post office volunteered to provide additional catalogs for replacement boxes.

LANDSCAPE. [LAND] Pacific Properties reported that all landscape drains have been cleared in preparation for the rainy season anticipated.

ROOF MAINTENANCE. [ROOF] Premier Roofing rescheduled the roof and gutter maintenance to November 23-December 4th. ResCom will be directed to clean the carport roofs.

EMERGENCY CONTACT. [3521] KMC volunteered to obtain the cost for having a dedicated phone to text La Paz residents for emergencies. Hal Aljibury volunteered to provide details for an alternate way to text residents using a computer.

NEXT MEETING. [MEET] If needed, the Board will meet at 6pm on Wednesday, December 16th at Leucadia Pizza. If there are no developments on the trolley issue than the next meeting will be held at 6pm on Wednesday, January 13th at Leucadia Pizza.

There being no further business to discuss, the meeting adjourned at 7:45pm.



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Approved by