
COLONY LA PAZ CONDOMINIUM ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
May 13, 2015

The meeting held at the Porte La Paz pool area began at 6:00pm.

The following Board Members were present: Harvey Christensen, Jean Moore, Hal Aljibury and Judy Schulman.

Kane Management (KMC) was represented by Audrey Kane.

MINUTES. [MINS] A motion was made, seconded and carried to approve the minutes of the March 11, 2015 Board of Directors meeting as submitted.

FINANCIAL REPORT. {FINS} The Board reviewed the monthly report.

COLLECTIONS. [COLL] A motion was made, seconded and carried to approve the recommendations of the Association Attorney to lien the following properties: 146-001 APN 347-380-07-01 and 146-227 APN 347-380-12-39 and to begin foreclosure against 146-278 APN 347-380-14-42.

TROLLEY. [TROL] The Association Attorney advised the Board on the status of the Friends of Rose Canyon action in opposition to the trolley and provided a summary of the 3 attorneys interviewed by the Board for this matter.

LANDSCAPE. [LAND] Representatives of Pacific Properties Service attended the meeting to present options for changing the landscape to reduce water usage. The Board will take the maps presented and walk the project so that specific areas of renovation could be approved at the next meeting.

PARKING MAP 4030 PLP. [3501] Hal Aljibury provided KMC with an amended parking map for the Phase 3 Condo Plan.

ARCHITECTURAL #47 WINDOWS. [3498] The owner submitted an ARC application requesting approval to bring the windows into compliance with the specifications. It was unclear whether the changes they proposed would meet the specifications so the application will be returned to the owner for clarification.

SHORT TERM VACATION RENTALS. [3499] The Board reviewed correspondence from the manager of #130 that reiterated their promise to not lease the unit for less than 30 days. The owner of #1 attended the meeting and agreed to stop leasing his unit for less than 30 days. Both owners were advised to immediately change their rental advertising to reflect the 30 day rental minimum.

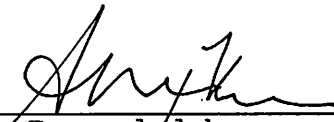
4080-6 PLP: FIREWALL. [3500] The owner of #12 reported that she believed the owner of #6 had removed the firewall between their adjacent units. A letter was sent to #6 but no response has been received from the owner. The Association attorney recommended that KMC write a demand to inspect letter to the owner of #6. He further recommended that the owner of #12 make a complaint to the City of San Diego Code Compliance. The Board directed KMC to write to the owner demanding access to inspect and if he failed to respond to file a complaint with the City.

4050-45/46 PLP: REPAIRS. [3505] The Board discussed the labor and materials spent on this job and whether bids should have been solicited for the work.

2015 ANNUAL MEETING. [ANNL] Sandra Sheffield submitted her name in nomination. Further nominations will be solicited in the newsletter for the election which will be held in September.

The next meeting will be held at 6pm on Wednesday, June 10, 2015 at the Porte La Paz pool area.

There being no further business to discuss, the meeting adjourned at 7:30pm.



Recorded by

Approved by