
COLONY LA PAZ CONDOMINIUM ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
August 12, 2015

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

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

Kane Management (KMC) was represented by Audrey Kane.

2015 ANNUAL MEETING. [ANNL] A quorum was not established to hold the election so it was rescheduled for September 9th.

TROLLEY. [TROL] Special Counsel Don Detisch and General Counsel Kieran Purcell were present to answer owner questions. All present were required to sign-in noting that the conversation was protected by attorney-client privilege as provided for in a letter sent to all owners. The Attorneys advised that KMC was not to advise lenders of pending litigation as this has yet to be determined. The association received a notice of intent to appraise from SANDAG on July 27th. Don Detisch responded on August 5th on behalf of the Board. The Board directed KMC to put this correspondence with SANDAG on the website.

MINUTES. [MINS] A motion was made, seconded and carried to approve the minutes of the July 15, 2015 Board of Directors meeting as submitted.

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

2015 RESERVE STUDY. [RESV] SCT Reserves has begun work on the study which is only an accounting update this year.

2016 BUDGET. [BUDG] KMC will present a preliminary budget at the September Board meeting. The Attorneys have been asked to determine how much money should be budgeted for the trolley issue. They will also be asked if it might be appropriate to borrow funds from reserves given that there is expectation that there will be a settlement from SANDAG in the future.

TREE PUNCH LIST. [TREE] The arborist has been asked for an inventory of the slope trees as this information will likely be needed as part of the trolley appraisal.

LANDSCAPE. [LAND] The Board reviewed a bid of \$3253 to convert the lawn on the south side of 4010 Porte La Paz. Pacific Properties will be asked for an assurance that the number and type of plants proposed will stop the problem with pedestrian traffic.

ARCHITECTURAL #47 WINDOWS. [3498] KMC will confirm that the owner finishes this work before the September Board meeting.

ARCHITECTURAL #159 WINDOWS. [ARCH] The owner is working with his contractor to bring his windows into compliance with the specifications.

ARCHITECTURAL #26 A/C. [ARCH] A motion was made, seconded and carried to approve the application for an air-conditioning unit on the patio.

4080-6 PLP: FIREWALL. [3500] ResCom inspected the unit and reported that the firewall was intact as required.

TERMITE TENTING BIDS. [PEST] The Board reviewed bids to tent 4060 Rosenda and 4080 Porte La Paz. KMC has solicited additional bids for comparison.

ROOF TILE DAMAGE. [3511] A motion was made, seconded and carried to reimburse a resident \$75 for damage to a chair and plant caused by a falling roof tile.

The next meeting will be held on Wednesday, September 9th at the Porte La Paz pool area following the Election at 6:00pm.

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



Recorded by

Approved by