

SMOKE TREE-BONITA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 20, 2017

CALL TO ORDER

The meeting was called to order at 6:30 p.m. with a quorum of the Board present.

ATTENDING:

Sylvia Foster – President
Kerry Eychteson – Vice President
Rafael Delgado – Secretary
Regan Espino - Treasurer
Jessica Senske – CMCA, JMS

Homeowners: Esaul, Sharon Hatch, Richard Hatch, Scott Bradley, Sarah Collins, and Peggy Speltz.

OPEN FORUM

Esaul – He is here to pick up his parking passes.

Sharon & Richard Hatch – It has been over a year since she shared about the same complex that is in La Mesa. They were discussing removing the wood and replacing with something other than the wood; a polyurethane composite was used other than the wood. She feels as though it looks so clean and nice and that it last longer. They got rid of the wood shake shingles and went with the vinyl. Richard was on the Board at the other complex when the other property project was done. The project itself took two years to complete and they did a onetime assessment that was broken down over the course of two years. They increased the monthly dues and did a special assessment over the course of two years. The other property is called "Bonita Vista". They put in the privacy walls. It would solve the patio and fencing issues that we have here at Smoke Tree-Bonita. Sylvia stated we could obtain a bid on one unit just to see what the cost would be.

Peggy – She has active termite infestation on the back patio and the lower boards, and railing at the patio. Sylvia advised that any owner who has an issue can call X-Termite to have them come back out.

Scott – His main concern is the roof replacement. Sylvia stated we have the material. He asked if there is a weather window why can't this be done. Scott neglected to send his name to run for the Board, he is interested in running and helping to support Sylvia. Management will follow up with the roofers tomorrow and touch base with Scott.

Sarah – It has been pretty quiet in her cul-de-sac. A lot of her deliveries have been going to 2911 Plaza Leonardo from UPS and FedEx. Maybe a sign on the door at the

neighbor's unit heading off delivery personnel who mean to deliver to 2911 Plaza Miguel. She would like to know if she can seal her balcony herself. Sylvia stated that she is allowed to seal her balcony. Sarah is going to have a tree trimmer out tomorrow for provider her a quote for the trees in front of her unit.

Rafael – Asked about the possibility of having solar panels at the pool area. Discussion on this will be tabled until the next meeting.

Sharon – A lot of the wood structures in the property are in the ground and subject to damage by the subterranean termites. Sylvia responded that all new and repaired structures are being lifted up from the ground.

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the meeting minutes dated February 20, 2017. **4/0**

OFFICER'S REPORT

President's Report

4969 Camino David – The cracked slab is on the outside of the unit and it is a cracked footing. PMC Maintenance will look at it when they are out here on Thursday.

SDGE was out here today with large tractor trucks and digging out the road. SDGE is responsible for the access road. Bonita Bluffs or SDGE need to compensate the Association for the landscaping and clean up charges.

The red curbs at Briarwood have all been repainted. The City is going to continue with a traffic study along Briarwood (i.e. number of accidents). If additional action is deemed necessary, the City will implement additional measures.

Treasurer's Report

As of February 28, 2017, the Association had:

- \$59,970.84 in the operating account.
- \$249,141.26 in the reserve investment accounts.

A motion was made, seconded, and carried to approve the financial report ending February 28, 2017. **4/0**

FHA Approval

The process is still underway in trying to get HUD to accept the Association's new reserve study and updated financials. We will continue to monitor the situation.

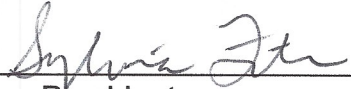
NEXT MEETING

The next meeting is the annual election meeting scheduled for Monday, April 17, 2017 at 6:30 p.m. at the Bonita Views Clubhouse.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:15 p.m. with the Board and Management convening into Executive Session to discuss disciplinary matters.

By:



President

By:



Secretary