

**SMOKETREE BONITA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 30, 2013**

**CALL TO ORDER**

The meeting was called to order at 6:28 p.m. with a quorum of the Board and five members present.

**ATTENDING:**

Sylva Foster – President  
Kerry Eytcheson – Vice President  
Regan Espino – Treasurer  
Bill Seifert – Director at Large  
Jessica Senske – CID Manager, PMC

**OPEN FORUM**

Owner is concerned about ground cover behind the pool area. Kids need to be attended at all times.

Owner is concerned about the unit next to her there is an issue with the dog barking excessively. The dog barks for an excess of three hours. She approached the neighbor. The owner has been made aware. If this matter is unresolved within the week, the member will be subject to an additional fine.

Owner is concerned that the gardeners haven't addressed the high ground cover that they chopped down to twigs. They should trim more frequently and less severe. The front entry slope Acacia is being addressed slowly to avoid an erosion issue. There are areas that are dead and dying. There are several palm trees with fronds hanging down. Sylvia responded that they are being addressed by Frank Arbor Care. They have to treat each area separately because of dump fees.

Owner is concerned about a Toyota next to 2925 Plaza Leonardo with a ripped up bumper that has been there for a month. The green truck at guest parking in pool area that hasn't moved for weeks. These vehicles will receive towing warning tickets and then will be towed.

Owner asked what type of patch was applied to the pool deck area. It is a polymer that LifeDeck.

The lights aren't coming on in the pool area. The timer may need to be adjusted.

Entrance of homes have white fly on the plants; landscapers will address the white flies.

## **APPROVAL OF MINUTES**

A motion was made seconded and carried to approve the meeting minutes dated August 19, 2013. 4/0

### **President's Report**

This past month we have completed wood work at 2011 Plaza Miguel and 2933 Plaza Leonardo. The pool filter was replaced. Seven wasps' nests removed at one residence. Ants have been an ongoing issue that we are addressing with pest control.

Bikes and skateboards are permitted but require protective gear; HOA cannot prohibit riding.

Committees should attend the monthly meetings and report on their findings. Mr. Hatch would like to be on the architectural committee.

Termite inspections and treatments are going well.

Landscaping - Joan told the landscapers again that they weren't doing the work that needs to be done.

Board resignation, Cheryle moved. Joan has volunteered to come on. Board will open the position to interested candidates over the next month and vote at the next meeting.

### **NEXT MEETING**

The next meeting is scheduled for Monday, October 28, 2013 at 6:30 p.m. on site.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:10 p.m. with Directors and Management convening into executive session.

SMOKETREE BONITA HOA,

By: \_\_\_\_\_  
President

SMOKETREE BONITA HOA,

By: \_\_\_\_\_  
Secretary

**SMOKETREE BONITA HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**August 19, 2013**

**CALL TO ORDER**

The meeting was called to order at 6:32 p.m. with a quorum of the Board and three members present.

**ATTENDING:**

Sylva Foster – President  
Regan Espino – Treasurer  
Bill Seifert – Director at Large  
Jessica Senske – CID Manager, PMC

**OPEN FORUM**

Joan – Owner would like to know if the landscaping area on Plaza Mercia has been addressed. Board responded that this area is being addressed along with the neighboring property. Joan would like a third parking permit; if you have a third car and don't have spot you can have an additional parking permit.

Betty – Owner indicated the landscapers were supposed to clear the landscaping at the rear of her unit. Board responded a quote is on the agenda for voting this evening on moving forward on the rear area. The front area needs to be readdressed with the landscapers.

Bill – Owner would like plants around the pole in front of his unit. Board responded that some flowering plants will be transplanted.

Joan – Owner has new plants planted but they are puny. Owner will water them daily.

Elizabeth – Owner welcomed Jessica as the new property manager. Thanked the HOA for the nice new patio at her unit. The landscaping is very dry on the slope near her home. She has an unresolved roof leak. Years ago the roofers did a patch job and since then pieces of tile have been laying around. Before the rain season arrives she would like to see this resolved. When the patio guys did the new patio, they left the gutter in the brush. Sylvia responded that the gutter guy will be here tomorrow and install the new gutter and the roofers will be asked to replace the tiles. Owner thanked the Board for keeping an eye on the parking situation.

**APPROVAL OF MINUTES**

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| A motion was made, seconded and carried to approve the meeting minutes dated June 17, 2013. 3/0 |
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**OFFICER'S REPORT**

**President's Report**

All items for discussion are on the agenda.

#### **Secretary's Report**

All items for discussion are on the agenda.

#### **Treasurer's Report**

As for the financial report ending July 31, 2013, the association had:

- \$54,313.29 in the operating account.
- \$150 in petty cash (Sylvia Foster).
- \$100,704.48 in the Union Bank money market.
- \$105,564.37 in the Citibank earning .65% interest and a maturity date of 1.25.18.
- \$7,211.23 in accounts receivables (\$13,446.23 in delinquent dues and \$6,235.00 in prepaid dues).

A motion was made, seconded and carried to approve the financial report ending July 31, 2013. 3/0

#### **UNFINISHED BUSINESS**

##### **Termite Treatment**

Xtermite will be starting in September. Schedules have been posted and mailed.

##### **Landscaping & Maintenance**

WestStar provided a quote for five sections. WestStar still needs to complete the fire breaks and this is the main priority. The five sections quoted are as follows:

- A – Rework irrigation and landscaping at 3036 Alonso.
- B – Rework irrigation and landscaping at 2991 Plaza Leonardo (HVAC Area).
- C – Re-grade, rework irrigation, and landscaping at 4987 Plaza David.
- D – Install irrigation and landscaping behind Alonzo on the embankment.
- E – Install 2" pressure regulator on backflow at front embracement.

Item B is inaccurate and needs to be revised.

A motion was made, seconded and carried to approve A, C (minus the mulch), D, and E. 3/0

Choice Locksmith made repairs to the pool gate. Additional repairs needed are welding a plate around the handset. The quote is \$234.50.

A motion was made, seconded and carried to approve the Choice Locksmith quote. 3/0

#### NEXT MEETING

Management will be on vacation the second two weeks of August. The next meeting is scheduled for Monday, September 23, 2013 at 6:30 p.m.

#### ADJOURNMENT

With no further business to discuss in open session, the meeting was adjourned at 7:28 p.m.

SMOKETREE BONITA HOA,

By: Sylvia Foster  
Sylvia Foster, President

SMOKETREE BONITA HOA,

By: Kerry Eytcheson  
~~Cheryl McCullough, Secretary~~

**SMOKETREE BONITA HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**July 22, 2013**

**CALL TO ORDER**

The meeting was called to order at 6:34 p.m. with a quorum of the Board present.

**ATTENDING:**

Sylva Foster – President  
Kerry Eytcheson – Vice President  
Regan Espino – Treasurer  
Cheryle McCullough- Secretary  
Jessica Senske – CID Manager, PMC

**OPEN FORUM**

Jean – Owner is present as she is very interested in the landscaping discussion this evening.

Betty – Owner inquired about landscaping plans in front of her unit. Board responded that this is in the minutes to discuss this evening.

Joan – Owner has new plants planted but they are puny. Owner will water them daily.

Elizabeth – Owner welcomed Jessica as the new property manager. Thanked the HOA for the nice new patio at her unit. The landscaping is very dry on the slope near her home. She has an unresolved leak issue in her roof. Years ago the roofers did a patch job and since then pieces of tile have been laying around. Before the rain season arrives she would like to see this resolved. When the patio guys did the new patio, they left the gutter in the brush. Sylva responded that the gutter guy will be here tomorrow and install the new gutter. Owner thanked the Board for keeping an eye on the parking situation.

**APPROVAL OF MINUTES**

A motion was made, seconded and carried to approve the meeting minutes dated June 17, 2013. 4/0

**OFFICER'S REPORT**

President's Report

All items for discussion are on the agenda.

Secretary's Report

All items for discussion are on the agenda.

### Treasurer's Report

The CPA yearend report didn't find any discrepancies. As for the financial report ending June 30, 2013, the association had:

- \$82,618.63 in the operating account.
- \$150 in petty cash (Sylvia Foster).
- \$97,466.20 in the Union Bank money market.
- \$105,564.37 in the Citibank earning .65% interest and a maturity date of 1.25.18.
- \$11,101.23 in accounts receivables (\$13,136.23 in delinquent dues and \$2,035.00 in prepaid dues).

A motion was made, seconded and carried to approve the financial report ending June 30, 2013. 4/0

Management mentioned that there are four accounts with unpaid assessments.

A motion was made, seconded and carried to approve filing small claims court on delinquent accounts. 4/0

### UNFINISHED BUSINESS

#### Termite Treatment

Xtermite will be starting in September. They are waiting on the payment. A notice will be generated once the schedule has been secured.

#### Pool Deck

LifeDeck was out and patched the holes on the pool deck.

#### Parking Enforcement

Red zones will be repainted at no charge by Western Towing. A walk through will be scheduled with Western Towing prior to painting.

#### Landscaping & Maintenance

PMC Maintenance ground the sidewalk down in several locations that were considered a trip hazard.

The landscapers weren't even here today. There are a lot of locations that aren't getting regular attention. Sylvia and Management performed a walk through and noticed quite a few issues. Since the landscapers reduced two days to one day a week, the level of care has decreased dramatically. For years they've done a great job and the last three or four months they've been doing a poor job. They seem to be concentrating on limited areas. The valve behind 2910 Plaza Leonardo is still leaking. The runoff continues going down the drains every morning. There are many sprinklers that are covered up with dirt and debris; this leads to the areas not being properly watered.

There are several dry logs that need to be removed along Mercia. The doors are warped due to sprinklers that are spraying the wrong direction. All these items will be addressed with West Star during our next walk through.

The plants in the pool area were not manicured today. The debris was left in the pool landscaping planters. There were some other inappropriate issues that need to be discussed.

#### NEXT MEETING

Management will be on vacation the second two weeks of August. The next meeting is scheduled for Monday, August 19, 2013 at 6:30 p.m.

#### ADJOURNMENT

With no further business to discuss in open session, the meeting was adjourned at 7:18 p.m. with Directors and Management convening into executive session to discuss delinquency and disciplinary matters.

SMOKETREE BONITA HOA,

By: Sylvia Foster

Sylvia Foster, President

SMOKETREE BONITA HOA,

By: Cheryl McCullough

Cheryl McCullough, Secretary



SMOKE TREE BONITA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING – JUNE 17, 2013

ATTENDING: Sylvia Foster, President  
Regan Espino, Treasurer  
Cheryle McCullough, Secretary  
Bill Seifert, Member at Large

HOMEOWNERS: 3

Fern Einhorn, Association Manager

HOMEOWNERS

Jean Saxon, 2905 Plaza Leonardo

Jean mentioned that the irrigation is on too long and water is being wasted. Jen also mentioned a truck in the carport that isn't currently registered.

Richard Hatch, 2997 Plaza Leonardo & 4875 Camino David

Richard suggested drip irrigation be looked into for shrubs and that concrete should be used below the posts to protect the wood.

Betty Flint, 3011 Plaza Alonzo

Betty asked about the ground cover behind her patio. She said that other units have grass. She asked about landscaping and maintaining the area on her own. The Board would prefer to take out the plants that are growing back and plant grass so it is the same as what is behind the other units. She asked for a plant for under the front window where a dead plant was removed. The landscaper will look into this, but if something is planted it has to be low enough to not reach the window ledge.

CALL TO ORDER

The meeting was called to order at 6:53 P.M. by president Sylvia Foster.

MINUTES

It was moved, seconded and passed to approve the May 20, 2013 Minutes as submitted.

## FINANCIAL REPORT

Report by Reagan Espino

As of May 31, 2013 the Association had \$28,853.34 in the Operating Account, Petty Cash of \$150.00, Savings of \$199,793.16, Account Receivables of \$11,711.23 for Total Assets of \$290,507.73. Expenses were \$3,107.00 over Income. For two (2) months Year-To-Date, Income is \$7,232.06 over Expenses.

## COMMITTEE REPORTS

Architectural

A patio was re-done on Plaza Mercia. Wood repair was done at 2925 Plaza Leonardo.

Landscaping

Eric, Weststar Landscaping, found and repaired a valve that went out. It is \$550.00 to remove and replace heavenly bamboo and repair the irrigations.

Pool

Life Deck is repairing the pool deck, filling in deteriorated spots for \$1,400.

Rules & Regulations/Parking

It was mentioned that five (5) new families moved in. New residents are given an Information/Vehicle Registration Form to complete and a copy of the Rules & Regulations.

## MANAGEMENT REPORT

The written Management Report was reviewed. Items were discussed under Unfinished and New Business.

## UNFINISHED BUSINESS

Utility Cabinets

The replacement of three (3) utility cabinet doors has been postponed for more urgent wood repairs that are needed.

#### Roof Leak Repairs/Proposals

The Board reviewed the proposals. The proposal from Reed Roofing was high. The proposal from El Cajon Roofing was for roofing material the Board did not like. The Board would like two more bids.

#### 2013-14 Budget

Owners were sent a replacement 2013-14 budget with the separation of the Special Assessment and HOA fee increase.

#### Reserve Study

A summary of the Reserve Study will be mailed to owners. The full Reserve Study will be provided to those who request it.

#### Plaza Miguel Street Light

Efficient Lighting repaired the street light on Plaza Miguel.

#### Tree Trimming

The limbs on the mellaluca trees are getting big and need to be trimmed.

#### Garage Door Panel – 2957 Plaza Miguel

The garage door panel at 2957 Plaza Miguel was replaced by Radford Doors.

#### Tarp – 2992 Plaza Leonardo

The unauthorized tarp a 2992 Plaza Leonardo was removed.

### NEW BUSINESS

#### Delinquency Review

It was moved, seconded and passed to have PMC represent the Association in Small Claims Court for 039-046-3.

#### Fire Extinguishers

Fire Watch was authorized to do the annual inspection of the fire extinguishers.

#### X-Termite Contract Renewal

Ex-termite raised the warranty renewal to \$24,000. After discussion, it was moved, seconded and passed to approve the increase. The Board authorized that half of the amount, \$12,000, be paid now and the balance just before service and treatment.

#### Bees – 2983 Plaza Leonardo

Bees were exterminated at 2983 Plaza Leonardo. It was suggested that there may be honey in the walls that needs to be removed as bees keep coming back to this same location.

#### Skunks

There was a request to trap and remove skunks after a woman and her dog were sprayed by a skunk. The Board will take no action.

#### Landscaping Walkthrough

Weststar Landscaping did not confirm the date for the walkthrough so it wasn't scheduled. Mark and Eric showed up and Sylvia walked with them. They were contacted by e-mail and phone and there was no response.

#### Correspondence

The correspondence for the month was provided to the Board and was reviewed.

#### Roofing 2983 Plaza Leonardo Building

After discussion it was moved, seconded and passed to have the entire building of 2983 Plaza Leonardo re-roofed. There is one proposal for \$42,000. Two other proposals were requested.

#### Landscaping Proposals

It was moved, seconded and passed to approve the \$500.00 Weststar Landscaping proposal for 2965 & 2959 Plaza Leonardo.

It was moved, seconded and passed to approve the \$200.00 proposal from Weststar Landscaping to plant nandinas at 3006 Plaza Mercia.

#### Pool Key Cost

It was moved, seconded and passed to raise the cost of pool keys to \$40.00.

#### Pool Gate Lock

Fern suggested that a shield and cap be placed around the knob to prevent unauthorized entry by reaching over the gate and opening it from behind. The latch is bent and not latching properly from the gate being jumped over.

#### ADJOURNMENT

The meeting was adjourned at 7:47 P.M.

*Sylvia Lutz - President*  
*Cheryl McCullough*