

Cielito Lindo HOA Board Meeting Minutes for Aug 17th, 2020

Join Zoom Meeting

<https://us02web.zoom.us/j/7900665774>

1. Call to Order/Establish Quorum/Roll Call

Lois Zettlemoyer – President: Attending

James Horn – Vice President: Email 8/10/20-will be unavailable. Absent

Cathy Marrero – Secretary / Landscaping Chair: Email 8/10/20-will be on vacation. Absent

Kevin Baker – Member at Large/DRC Chairperson: Attending

Hilde McNeil – Treasurer/Newsletter: Attending

Lynn Baker – Pool Co-Chairperson: Attending

Maggie Steffen – Pool Co-Chairperson: Out of area. Absent

2. Presidents Report: Lois Zettlemoyer – No report currently.

3. Committee Reports

A. Design Review Committee-Kevin Baker

- **Remarks:** Regarding a Design Modification Request. If the CCRs say that you need to submit a request...you must submit a request. If you have a question about this or question about the process, please let me know. I (and DRC committee) would much rather work with you & help you be successful, than to have to deal with a change or modification after the fact that might not be OK.
- We need...I am looking at a Survey Monkey or something like that to engage conversation with our neighborhood regarding items that have been added to your 'space' outside of your wall or if you don't have a wall, on your front porches, driveway, etc. The desired outcome is to have you self-report/self-manage what you have. And if items have increased over time, then perhaps scale it back. Think of 'less is more'. Definition: used to express the view that a minimalist approach to artistic or aesthetic matters is more effective.
- Reminder to send out Parking variance reminder in Sept. for Oct. 15th Deadline.
All parking variances will have a termination date.
- Jane Barden has chosen to resign from the DRC committee.
Motion by Kevin Baker to appoint Dale Baker as replacement member to the DRC committee.
Seconded by Hilde McNeil. Discussion. Approved by Kevin Baker, Lois Zettlemoyer, & Hilde McNeil. Jim Horn and Cathy Marrero absent.

B. Landscape Committee- reported information by email from Cathy Marrero/Leo Francis on 8/5 & 8/13. Copy of Agenda sent 8/14/20 to Landscape chair for confirmation.

Review Storm Damage Expenditures:

- Chula Vista Invoice for Storm Damage Tree Removal and Clean-up. \$6850.00.
Paid from this year's reserve contribution dollars that have not been transferred into the reserve account yet. This year's reserve contribution of \$22,833 for 2020 will be decreased by \$6850.00.
\$15,983 to be transferred into reserve account at the end of the year.

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- Tree stump removals by Ivan's Tree Service @ \$450. Chula Vista Bid was \$775. Paid \$300 from non-contract landscaping & \$150 from General Maintenance.
- \$800 is available in the Tree Replacement budget. Waiting for an estimate from Shannon for installation costs. Homeowner's have been offered the option of assisting with payment if they would like a larger tree placed. Two trees were damaged during the storm and two have died over time and will be replaced.
 - a. 1. Lot 30 plum
 - b. 2. Lot 8 mesquite
 - c. 3. Lot 34 TBD
 - d. 4. Lot 39 TBD
- Raul Amezcua has been requested to repair the storm retention ditch in front of Lot 34's backyard. Waiting for estimate. The General Mtce. Budget, which is being used for a portion of the storm work was \$1376.81 on July 31st.

D. Pool Committee-Maggie Steffen/Lynn Baker

- **Motion by Lynn Baker** to accept Dean's Affordable Pool Service bid of \$950.00 for new pump/motor for spa, includes parts and labor. Seconded by Kevin Baker. Approved by Kevin Baker, Lois Zettlemyer, & Hilde McNeil. Jim Horn and Cathy Marrero absent. Pump was rebuilt in 2018 at a cost of \$490. Cost will be paid from Pool Repair Reserve Acct.
- **Motion by Lynn Baker** to purchase of replacement cartridges for spa filter. Maximum amount for purchase authorized at \$400. Seconded by Hilde McNeil. Approved by Kevin Baker, Lois Zettlemyer, & Hilde McNeil. Jim Horn and Cathy Marrero absent.

Cost: \$369 from Amazon, \$900 from Dean/Leslie Pool Service. No additional installation cost. Dollars will be paid from Pool Repair Reserve Acct.

- After replacement, filter will be cleaned quarterly by Dean's Affordable Pool Service per our contract.
- Quarterly cleaning of Community Bldg. roof completed Aug 4th by Buz
- Coverings for Pool & Spa handrails ordered and installed for safety. (Chill Grips) \$82.94
- Reinforced Pool Caulking above tile in pool / spa completed.
- New Spa and Pool Certificates have been requested from Santa Cruz County.

E. Newsletter-Hilde McNeil

- Sept 15th Deadline for next newsletter
- Ideas: Lynn Baker will contact Silas Towler & Lisa Patton for interview possibilities; report to Hilde with confirmation;
Lynn Baker will contact John O'Neill to see if he will provide a report on Dark Skies/Astronomy.
- Hilde reports she has personal access to Adobe software to create newsletter.

F. Nomination Committee-Jim Horn

- One confirmed position will be open in February.. No discussion at this time.

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7. Old Business

- **Road Repair Committee 2021:** Bob Roberts and Colin Steffen are in the process of completing RFP's to be sent out for quote. This is for asphalt repair and seal coat in 2021 Reserve allocation for Road Mtce. In 2021 is-\$16,824.

8. New Business

- **Landscaping: East side of community - Trimming of Trees and Weeds**
Motion by Lois Zettlemoyer per landscaping committee agreement on 7/31/20: The Landscaping committee will arrange to trim/cut/mow the vegetation/trees in the area on the East side of our community. This will be limited to the HOA common property, which includes the area from the backside of the homes on the East side to the marked property line, presently noted by survey stakes. Seconded by Hilde McNeil. Approved by Kevin Baker, Lois Zettlemoyer, & Hilde McNeil. Jim Horn and Cathy Marrero absent.
- The property East of the Cielito Lindo property line is owned by Dick Lockwood and Gary Brasher. Any requests for tree trimming or mowing must be made directly to these two owners.
- **Gravel replacement review for 2021**
Per Cathy Marrero, the Landscaping committee will look at the worst areas and give an assessment.
- **Additional Insurance:** We can add a rider for tree insurance: Approx. \$700/yr. Discussion? Not enough information currently to decide. Additional information from Tammy will be distributed as received.
- **Items to be sent out for Sept 28th Work Session:**
Job Descriptions: Two set of job descriptions 1) from Leo Frances 2) from Tammy Censky
Communication Policy: Provided by Mike Shupe, Attorney – waiting for email restrictions.
Code of Conduct: Provided by Mike Shupe, Attorney

9. Scheduled HOA Board Meeting Dates for 2020-21 @ 5:30 pm:

Oct 12th 2020; Dec 14th 2020.

Feb 3rd, 2021; April 12th, 2021; June 14th, 2021; Oct 11th, 2021; Dec 13th, 2021;

Feb 2nd, 2022.

10. Scheduled Work Session Meeting Dates for 2020-21 @ 5:30 pm:

Sep 28th, 2020; Nov 30th 2020.

Jan 18th, 2021; March 29th, 2021; June 7th, 2021; Sep 27th, 2021; Nov 29th, 2021;

Jan 17th, 2022.

11. Member Forum: No input.

11. Adjournment at 5:17pm. Next Scheduled BOD Meeting: October 12th, 2020 @ 5:30pm AZ.