

**VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
APRIL 15, 2010**

**LOCATION**

The regular monthly meeting of the Board of Directors of the Villa Trieste of Del Oro Hills Master Association was held Thursday, April 15, 2010, at the Clubhouse, 3340 Sicily Way, Oceanside, CA. 92056

**CALL  
TO ORDER**

The Board President, Jerry Reczek, called the meeting to order at 9:00 AM.

Directors Present:           Mary Jo Nipper  
                                      Bob Kaess  
                                      Harriet Blass  
                                      Jerry Reczek  
                                      Ellyn Clark  
                                      Charles Smith

Directors Absent:           Shirley Finn

Representing PCM:         Gloria Burns, CCAM

Others Present:            18 Homeowners

**PREVIOUS  
MINUTES**

The Board reviewed the regular minutes of the March 18, 2010 meeting. Upon motion duly made and seconded;

RESOLVED: To approve thee minutes of March 18, 2010 with corrections.

Vote was unanimous.

**EXECUTIVE  
MINUTES**

The Board reviewed the Executive minutes of March 30, 2010 that dealt with the tree entryway proposals. Upon motion duly made and seconded;

RESOLVED: To approve the Executive minutes of March 30, 2010.

Vote was unanimous.

**FINANCIALS**

Charles Smith gave an oral report. The monthly surplus for March is #1,220.63 and a surplus as of year to date of \$11,966.07. Jerry stated the trash bill was 36% over budget and there are three CD's due in June.

**MAINTENANCE  
REIMBURSEMENT**

Upon motion duly made and seconded;

RESOLVED: To re-allocate \$229.11 from 2448-1005 back to 5255 to pay for the large wooden trellis beams to be replaced at the Clubhouse.

Vote was unanimous.

The Board reviewed the delinquency report.

**DELINQUENCIES**

**COMMITTEE REPORTS**

**LANDSCAPE**

Kay Blackford gave an oral report and said three gardeners are on staff for the summer and catching up on work. The finger islands at the Clubhouse have been completed. Some homeowners have objected to the gray rock. The tree approved at the March meeting has been planted. Landscape Committee would like to meet with the Board to discuss where the Landscape Committee is going with future landscape plantings since all previous contracts were voted down.

Upon motion duly made and seconded;

RESOLVED: To approve the Brickman proposal in the amount of \$415 for rock and plantings of a 45' strip next to 3345 Building.

Vote was unanimous.

David Lynn has moved from Merrill Lynch to Morgan Stanley Smith Barney. As Treasurer Charles stated he is in favor of transferring

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**NEW BUSINESS**

**NEW LAW  
MUST COMPLY  
BY VENDOR**

The Board reviewed the correspondence for All Hand's Pool Service regarding spring maintenance. Upon motion duly made and seconded;

RESOLVED: To approve the heater cleaning service for the pool/spa not to exceed \$60.00. The filter cleaning will add \$70.00 to \$85.00 to the monthly invoice.

Vote was unanimous.

Also noted in the Board package was a letter from the Health

Department for the pool vendor to submit an Anti-Entrapment Compliance form for the pool as well as the spa. These forms have already been sent to the pool vendor by PCM.

**BACKFLOW**

The Board reviewed the Annual Notification of a test required for the three (3) backflows. Upon motion duly made and seconded;

RESOLVED: The Board approved Pacific Backflow to conduct the test and send the appropriate forms to the City of Oceanside Water Utilities Department.

Vote was unanimous.

**RESERVE  
STUDY  
CONTRACT**

The Board reviewed the Reserve Study contract for an update Reserve Study. Upon motion duly made and seconded;

RESOLVED: To approve \$430.00 for an updated Reserve Study from Nancy Hartman and Charles Smith will be the liaison for the updated information required.

Vote was unanimous.

**AUDIT FOR 2009**

The board reviewed the audit submitted from Jose Mejares, CPA. Upon motion duly made and seconded;

RESOLVED: The Board approved the audit for mail out to the homeowners as submitted. PCM was requested to contact the Financial Department to send a copy of the filed tax forms to Charles Smith for the HOA's files.

Vote was unanimous.

**BOARD**

The Board of Directors meetings will be changed from 9 AM to 2 PM on the 3<sup>rd</sup> Thursday at the Clubhouse beginning May. A

**April 15, 2010  
PAGE 5**

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