

**VILLA TRIESTE AT DEL ORO HILLS  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
AUGUST 20, 2009**

**LOCATION**

The regular monthly meeting of the Board of Directors of the Villa Trieste of Del Oro Hills Master Association was held Thursday, August 20, 2009, at the Clubhouse, 3340 Sicily Way, Oceanside, CA. 92056

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

Directors Present:            Connie Pichel  
                                     Charles Smith  
                                     Jerry Reczek  
                                     Shirley Finn  
                                     Harriet Blass  
                                     Mary Jo Nipper

Directors Absent:            Ellyn Clark

Representing PCM:         Gloria Burns, CCAM

Others Present:             14 Homeowners

**PREVIOUS  
MINUTES**

The Board of Directors reviewed the Executive minutes from June 25, 2009. Upon motion duly made and seconded;

RESOLVED: To approve the minutes of June 25, 2009 approved with the correction in the spelling of Ellyn.

Vote was unanimous.

**EXECUTIVE  
MINUTES**

The Board of Directors reviewed the Executive Meeting minutes held July 16, 2009. Upon motion duly made and seconded;

RESOLVED: To approve the Executive meeting minutes with corrections.

Vote was unanimous.

**FINANCIALS**

Charles Smith, Treasurer, gave an oral financial report regarding the July Financials.

Jerry Reczek reported on line items being over and under budget.

Upon motion duly made and seconded;

RESOLVED: To approve the July Financial statements, bank statements and reconciliation reports as submitted.

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Vote was unanimous.

**DELINQUENCIES**

The Board reviewed the delinquency status report.

**LIEN ACCOUNT**

Upon motion duly made and seconded;

RESOLVED: To place a lien on Account #4160141.

Vote was unanimous.

**BAD DEBT  
WRITE OFF**

Bad debt write off due to pre-petition bankruptcy. Upon motion duly made and seconded;

RESOLVED: To write off \$329.62 for Account #4162359-3 due to pre-petition bankruptcy filing of 5/4/09.

**COMMITTEE REPORTS**

**ARCHITECTURAL**

John Hurd was present and said there was no report.

**LANDSCAPE  
COMMITTEE**

Gerrie Calhoun gave an oral report and asked that the tree removal and replacement tree for 2339 Cartagena be postponed. The Board reviewed the walkthrough reports generated by PCM as well as Brickman.

Gerrie Calhoun stated she reviewed the Water Smart consulting contract for \$960 and felt it was already being done by Brickman and the HOA should not pay for what they get for free. The board agreed.

PCM to send a non acceptance letter to Water Smart Consulting.

Noted in the Board package were two irrigation problems approved on the 8/4/09 walkthrough.

PCM to follow up on obtaining information on spraying of the Carrotwood trees in the Spring to stop them from having seeds.

Jerry Reczek said he gave the Brickman Group the map for the quick coupler locations. Homeowners noted Brickman using hoses at the Clubhouse to clean off webs and snails from walls. No hoses are to be used.

On the next walk through in September emphasis will be on reviewing small grass areas for possible removals, capping of irrigation lines, on mulch and plantings.

**IRRIGATION**

PCM to contact Steve Goldstone of The Brickman Group to let him know the sprinklers around the Clubhouse are coming on before 6:00 PM and excess water is running down the street.

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**MAINTENANCE**

Dean Howe reported on the additional help he has been receiving from Joe Patane who walks the community and notes any lights out. He also assists with the termite inspections. PCM will send a thank you letter to Joe Patane for his support to Dean and the community.

Dean stated the work done over the dumpster area was completed and the work was excellent. Dean asked if anyone noticed the absence of the trellis at the pool decking area. Dean reported on being able to save the large beam on the Clubhouse. Work is to be starting on the mailboxes next week. The homeowner at #114 would like the stenciling done on the curb for his parking stall. The stencils are located in the storage unit.

Richard Bernier gave an oral report of the completed painting projects in the community. Richard stated in the future to include the side lights in contracts. Thirty two (32) are in the condos, twelve (12) in the Patio Homes and ten (10) at the Clubhouse plus two narrow windows at the Clubhouse.

With enough hours of credit from Sunset Painting the entry/exit gates along with the fencing on top of the walls were painted. Upon motion duly made and seconded;

**SUNSET  
SUPPLEMENT  
INVOICE**

RESOLVED: To approve the supplement invoice #64 in the amount of \$2,025.00 paid to Sunset Painting Inc. and paid from 2448-1005.

Vote was unanimous.

The front door entrances will be reviewed and evaluated.

The board thanked Richard for all his hard work and efforts to coordinate the paint project.

**ADDITIONAL  
DECKING**

The Board reviewed the proposal from NN Jaeschke for the completion of the additional decks. Upon motion duly made and seconded;

RESOLVED: To accept the proposal from NN Jaeschke in the amount of \$1,600.00 to be paid from reserve account 2448-1005 and recend the approval up to \$3,150.00 contract from the 7/16/09 meeting.

Vote was unanimous.

PCM to contact Josh of NN Jaeschke and ask him to personally review deck #115. Also to contact Richard Bernier when the work is to be scheduled

**RECREATION**

No Report

**SOCIAL**

No Report

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**SUNSHINE**

Beulah Hellhammer gave an oral report on behalf of the Sunshine Committee. A \$25.00 donation was received and she requested a notice be placed in the newsletter asking for additional donations to offset the cost of cards and stamps.

**WELCOMING**

Darlene Barrail was available to give an oral report on new owners and tenants. Discussion came up on several subjects. (costs to be paid out by who for various keys and clickers. Also distributed either by the HOA, previous owner or the gate company. Mailbox keys are strictly the Homeowners responsibility.

**PERIMETER  
LANDSCAPE**

Jerry Reczek reported on behalf of the Perimeter Landscape Committee. Homeowners have been complaining of new obstruction and possible fire hazard. The park irrigation water is running down the newly sealed roads; PCM was requested to contact Tom Woodford from the City of Oceanside regarding these items and ask if the City water is under the same water restrictions.

**TRANSPORATION**

No report. Insurance for the Van paid \$541.95 for 6 months with a \$250.00 deductible.

**UNFINISHED BUSINESS**

**CC & R REVIEW**

Connie Pichel said the committee is obtaining proposals for legal advice to review the changes. Both Board members and Homeowners stated it is a long process.

**WEBSITE UPDATE  
STATUS**

No Report

**ROOF INSPECTION**

The Board reviewed the Bob Piva Roofing Company proposal and compared it with Premier. Kevin from Cal Roof had been in contact with PCM's rep and Jerry but no proposal had been received. PPCM was instructed to contact Kevin and have him send the proposal. In turn, PCM to send out an Action Without a Meeting form along with the Cal Roof proposal for the board to make a decision. Charles stated he spoke with Nancy Hartman and she said to move forward with the roof contract to prevent problems before the rainy season. The estimate has always been apart of the reserve funding.

**NEW BUSINESS**

**POOL WASHROOM  
SINKS**

Discussion came up regarding replacement of a sink in the ladies restroom, possibly additional expenses for faucets and plumbing. Upon motion duly made and seconded;

RESOLVED: To approve the change out of the sink in the women's

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bathroom and any additional costs for the faucets and plumbing fixtures to be paid from 5255 to Dean Howe.

Vote was unanimous.

**ENTRY GATE CODE** No Report

**CORRESPONDENCE** To be discussed at an Executive Meeting when Ellyn Clark is available.  
**140 GENOA**

**COMMUNITY SIGNAGE** The Board noted the art work design proposed by Joe Patane for a sign. PCM stated the information should be reviewed by the Architectural Committee and to obtain size, component parts and color. Charles Smith stated legally two signs should be installed with Senior Housing or 55 Plus. A homeowner raised the question about something being done right away and suggested metal signs on the gate entrances.

PCM stated Peach Tree will create whatever the community would like. We will need the dimensions, color (s) and placement of holes for the gate. John Hurd will work on the details.

**CHANGE ORDER FOR SIDE LIGHTS** Completed under maintenance.

**VAN INSURANCE RENEWAL** Completed under transportation.

**REVIEW RESERVE STUDY REPORT** Charles Smith reviewed the Draft Reserve Study packet and contacted Nancy Hartman regarding some items that did not relate such as wood fencing which is now vinyl fencing. Nancy stated her computer was picking up previous items and will make the changes. Meanwhile, Charles Smith distributed what he submitted to Nancy to change. These changes will show the HOA is 99% funded. A new copy will be sent to PCM. PCM is to email the revised draft to the Board members with computers and mail to Charles Smith and Jerry Reczek. Upon motion duly made and seconded;

RESOLVED: To accept the modified Reserve Study based on Charles Smith's input.

**MANAGEMENT LIST** The Board reviewed the management Action List. The Merrill Lynch signature forms were returned and Charles Smith will have the form completed and returned to PCM. Jerry Reczek asked Dean Howe to review the Stop Signs in the community for replacement.

All items for PCM have been completed.

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**RULES AND  
REGULATIONS/  
UNRESOLVED  
VIOLATION REPORT**

The Board reviewed the R & R's unresolved list.

**CORRESPONDENCE  
2339 CARTEGENA**

The Board reviewed the correspondence.

The Board tabled the tree removal and replacement for 2339 Cartegena. The Board will post SDG & E information. PCM to fill out the Health Department form with George Pichel as the responsible contact person.

**HOMEOWNER  
FORUM**

Input was received by the homeowners throughout the meeting on various board matters. The Board expressed appreciation to everyone for their participation.

**NEXT MEETING**

The next meeting of the Board of Directors will be held September 17, 2009 at 9:00 AM at the Clubhouse, 3340 Sicily Way, Oceanside, CA.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 11:50 AM.

**ATTEST**

\_\_\_\_\_  
NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
NAME

\_\_\_\_\_  
DATE

**EXECUTIVE  
SESSION**

To be held upon the return of Ellyn Clark from her vacation.