

**VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
DECEMBER 17, 2009**

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LOCATION

The regular monthly meeting of the Board of Directors of the Villa Trieste of Del Oro Hills Master Association was held Thursday, December 17, 2009, 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: Shirley Finn
 Charles Smith
 Bob Kaess
 Mary Jo Nipper
 Harriet Blass
 Jerry Reczek
 Ellyn Clark

Directors Absent: None

Representing PCM: Gloria Burns, CCAM

Others Present: 10 Homeowners

**PREVIOUS
MINUTES**

The Board reviewed the regular minutes of the November 19, 2009 Meeting. Upon motion duly made and seconded;

RESOLVED: To approve the minutes of November 19, 2009 as corrected.

Vote was unanimous.

FINANCIALS

The Board of Directors reviewed the November, 2009 Financial Statements. The current month surplus is \$14,046.19 but water charges are still a month behind. The year to date surplus is \$29,634.41 and the commulative total equity reflects a surplus of \$57,376.21. Upon motion duly made and seconded;

RESOLVED: To approve the November, 2009 Financials.

Vote was unanimous.

DELINQUENCIES

The Board reviewed the delinquency status report. The board asked PCM to check on the \$185.00 lien fee and what account had been leined.

COMMITTEE REPORTS

Upon motion duly made and seconded;

LANDSCAPE

RESOLVED: To accept Kay Blackford as the new chair person to the Landscape committee.

Vote was unanimous.

The Committee submitted a written report. They are looking into ways to conserve water, trim the maintenance fee and maintain the beauty of the community. There will be several stages, ranging five to seven years and will not be inexpensive. Changes to drip will be the major cost item in the overall budget. Also considering a Mediterranean style which will add more color. The Committee will meet with Design company 12/19/09 and review the plans for the entry way and work closely with the Board to help identify and prioritize the work.

There will be no charge to the HOA to replace a Majestic Beauty on Cartegena. The Committee will be updating the tree map for the HOA as many trees have been removed, added or changed out. Upon motion duly made and seconded;

RESOLVED: To pay Four Seasons a maximum amount of \$780.00 for tree work.

Vote was unanimous.

**PERIMETER
LANDSCAPE**

Jerry Reczek read a report from Tom Woodford from the City of Oceanside who oversees the perimeter landscaping. The Myoporum Pacificum ground cover continues to decline and will be replaced with California native plants and mulch. This will be done in phases as budget allows. The price for this work is \$2,000.00.

NEXT MEETING

The next meeting will be held on January 21, 2010 at 9:00 am at the Clubhouse.

ATTEST

NAME

DATE

NAME

DATE