

**VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 16, 2009**

LOCATION

The regular monthly meeting of the Board of Directors of the Villa Trieste of Del Oro Hills Master Association was held Thursday, July 16, 2009, at the Clubhouse, 3340 Sicily Way, Oceanside, CA. 92056

**CALL
TO ORDER**

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

Directors Present: Gerald Reczek
Ellyn Clark
Shirley Finn
Charles Smith
Mary Jo Nipper
Harriet Blass

Directors Absent: Connie Pichel

Representing PCM: Gloria Burns, CCAM

Others present: 11 Homeowners

**PREVIOUS
MINUTES**

The minutes of the regular meeting of 6/25/09 were unavailable due to the manager being on vacation.

**ANNUAL
MINUTES
REVIEW**

The Board reviewed the minutes of 6/18/09 Annual meeting to be approved at the Annual for July , 2010.

**ORGANIZATIONAL
MINUTES**

The Board reviewed the 6/18/09 Organizational Minutes. Upon motion duly made and seconded;

RESOLVED: To approve the 6/18/09 Organizational Minutes with a correction.

Vote was unanimous.

**EXECUTIVE
MEETING
6/24/09**

The Board reviewed the 6/24/09 Executive Minutes. Upon motion duly made and seconded;

RESOLVED: To approve the 6/24/09 Executive Minutes.

Vote was unanimous.

FINANCIALS

The Board reviewed the memo from the PCM Accounting department regarding the Bad Debt allowances for the current fiscal year. Upon

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motion duly made and seconded;

RESOLVED: To approve the inclusion each quarter of an allowance entry in the financials for possible bad debt losses, based on the current financial information available.

Vote was unanimous.

The Board of Directors reviewed the June, 2009 Financial Statements. Upon motion duly made and seconded:

RESOLVED: To approve the June, 2009 Financial Statement, reconciliation documents and general ledgers as submitted.

**SIGNATURE
FORMS**

Signature forms are to be signed following the meeting.

LIEN

The Board will Lien on Account #4160141 in the Executive session following the meeting.

COMMITTEE REPORTS

ARCHITECTURAL

John Hurd gave an oral review on patio covers and permits. Painting of the cross numbers should be done prior to constructing patio covers.

**LANDSCAPE
COMMITTEE**

Gerrie Calhoun requested approval for the proposal from Brickman for trimming the Palm trees.

Upon motion duly made and seconded;

RESOLVED: To approve \$2,259.00 to The Brickman Group for the trimming of 64 Queen Palm trees. Clean up and hauling included.

Charles voted no.

Board reviewed three irrigation proposals and the walk through report from 7/1/09.

Gerrie Calhoun along with the Board Members were very pleased with the 50 yards of mulch and how much it covered throughout the community. They will wait until they obtain the Palm tree proposal and until all pods are out. Brickman is to be notified not to have the sprinklers on before 7 PM. It was noted that the clubhouse area comes on at 6:12 PM.

**PERIMETER
LANDSCAPE**

No report from the Committee. Jerry Reczek reported on behalf of the committee and walked with Tom Wood from the City of Oceanside.

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|---------------------------------|---|
| IRRIGATION | PCM to contact the Brickman Group about a consulting firm for irrigation. |
| FINANCE | Charles submitted a written report to PCM an all Board members regarding decks on the 2 nd floor condos. PCM to contact Nancy Hartman for the draft of the onsite Reserve Study. |
| MAINTENANCE | Dean Howe gave an oral report of the status of termite work in the community. Vendor on vacation so the minor work at the clubhouse has not been completed. Dean said the HOA could not have Dave for the extra day because it was only a 3 month contract and will have another handyman from NN Jaeschke who will work on the mailboxes. Thank you was expressed to everyone for the work contributed to having the slurry seal work completed without incidents. The community streets look great. Discussion was held on changing out Stop signs and handicap signs. Board agreed to looking into it along with Dean Howe. A plastic lens was special ordered for the entry light fixtures. As soon as it comes in the bulbs will be replaced. |
| PAINTING | Richard Bernier gave an oral report. The 2 nd story condos are in the process of having the wrought iron painted to be followed by painting of the French doors. No date set at this time. |
| RECREATION | No Report |
| SOCIAL | No Report |
| SUNSHINE | No Report |
| WELCOMING | No Report |
| TRANSPORTATION | The registration for the van was given to the Board. |
| CLUBHOUSE DECORATING | No Report. Clubhouse is always in good taste. Discussion came up about a sign for the Community noting Senior Community. The Board will follow up the legality. |
| PARKING | No Report |

FENCING No Report

UNFINISHED BUSINESS

CC & R'S REVISION The information for the change in the CC & R's was passed on to Connie Pichel.

WEBSITE No Report

ROOFING PCM to contact Bob Piva Roofing Company again and have them contact Jerry Reczek. Jerry Reczek gave PCM another roof company to contact also. Kevin from Cal Tech.

ADDITIONAL DECK PROPOSAL Charles Smith gave a special condo deck report review to the Board and homeowners present. PCM was requested to contact NN Jaeschke to review the balconies for an accurate account of the ones painted in the light green which the Board said was the wrong type of paint used and to negotiate a cost reduction. The correct paint is Sherwin Williams Armorseal Tred-Pley covering in dark emerald green. Upon motion duly made and seconded;

RESOLVED: The Board approved up to \$3,150.00 to pay for the landings and balconies to be completed to NN Jaeschke and paid from Reserve account 2448-1005.

NEW BUSINESS

TREE TRIMMING The Board of Directors reviewed the proposal from the Brickman Group for the trimming of the Palm trees. Upon motion duly made and seconded;

RESOLVED: The Board approved the contract from Brickman for the trimming of the Palm trees in the amount of \$2,259.00 to be paid from account #5290.

Vote was unanimous.

ACTION LIST The Board reviewed the Action list – Turf removal proposal is not done yet. Trip Busters proposal is pending.

Jerry Reczek stated a representative from Bob Piva Roofing had not contacted him.

UNRESOLVED VIOLATION REPORT The Board reviewed the R & R violation list.

CORRESPONDENCE The Board reviewed the correspondence.

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seconded;

RESOLVED: The Board approved the contract from Brickman for the trimming of the Palm trees in the amount of \$2,259.00 to be paid from account #5290.

Vote was unanimous.

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HOMEOWNER FORUM

At this time the homeowners present discussed various items with the Board.

NEXT MEETING

The next meeting will be held August 20, 2009 at 9:00 AM at the Clubhouse, 3340 Sicily Way.

ADJOURNMENT

There being no further business to come before the Board. Upon motion duly made and seconded;

RESOLVED: The meeting was adjourned at 11:35 PM.

ATTEST

NAME DATE

NAME DATE