

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

LOCATION

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

Directors Absent: None

Representing PCM: Gloria Burns, CCAM

Others Present: 14 Homeowners

RESIGNATION

Jerry Reczek stated the Board accepted the resignation of Connie Pichel due to health deterioration as of August 24, 2009. Upon motion duly made and seconded;

RESOLVED: To accept Bob Kaess to fill in Connie Pichel's term as
a
Board member. Shirley Finn abstained.

Jerry Reczek and Ellyn Clark signed the Certificate of Appreciation and will have it framed and present it to Connie at a social function Connie will be attending.

**PREVIOUS
MINUTES**

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

RESOLVED: To approve the Meeting minutes of June 25, 2009.
Bob
Kaess abstained due to not being a Board member.

The Board of Directors reviewed the Meeting minutes of July 26, 2009. Upon motion duly made and seconded;

RESOLVED: To approve the Meeting minutes of July 26, 2009.
Bob Kaess abstained due to not being a Board member.

The Board of Directors reviewed the Meeting minutes of August 20, 2009 . Upon motion duly made and seconded;

RESOLVED: To approve the Meeting minutes of August 20, 2009 with corrections. Bob Kaess abstained due to not being a Board member.

**EXECUTIVE
MINUTES**

The Board of Directors reviewed the Executive Meeting minutes of August 18, 2009 covering agenda subjects posted for the 8/20/09 Board meeting. Upon motion duly made and seconded;

RESOLVED: To approve the Executive meeting minutes for 8/18/09.

Vote was unanimous.

The Board of Directors reviewed the Executive meeting minutes for 8/21/09 dealing with the correspondence from an owner regarding interior unit.

RESOLVED: To approve the Executive meeting minutes for 8/21/09.

Vote was unanimous.

The Board of Directors reviewed the Executive Meeting Minutes regarding resignation, roof contract proposal, community signage, filling Board position and meeting with a tree arborist.

RESOLVED: To approve the Executive meeting minutes for 8/24/09.

Vote was unanimous.

**ACTION
WITHOUT A
MEETING**

Note: An Action Without a Meeting approved the roof contract with Bob Piva Roofing for \$25,483.00 and paid from Roof Reserve account #2453 for roof maintenance of all building structures.

FINANCIALS

The Board of Directors reviewed the August 2009 financials. The

MATURING CD

The Board reviewed the special service Union Bank is offering. They offer 2% on liquid accounts over \$100,000, and the funds are covered by Plus Deposit Insurance.

Deposit Insurance. The Merrill Lynch liquid money market account is earning nothing. Therefore, it was discussed taking the \$60,000 from Merrill Lynch along with the \$80,000 CD which matures 10/5/09 and set up a money market account with Union Bank. The interest is to be transferred to the Operating account. Upon motion duly made and seconded;

RESOLVED: To take out the \$60,000 from Merrill Lynch along with the \$80,000 CD and set up a money market account with Union Bank.

Vote was unanimous.

The Finance Committee is beginning to work on the 2010 budget and will meet September 23rd at 1:30 PM.

There will be no decision on the maturing 11/27/09 CD until the November meeting.

Charles Smith said the insurance premium renewal for November 1, 2009 has been reduced by \$28,000 due to re-evaluation of the Earthquake risk in San Diego County. The reduction has been implemented by State Farm for accounts like Villa Trieste who have had coverage by State Farm and retained it when California created the Earthquake Authority to handle other clients.

Charles Smith motioned to make available \$3,800 in the reserves for 2009 to be used at the discretion of Dean Howe and work with the Treasurer to repair the trellises at the Clubhouse dumpsters and the front trellises at the Clubhouse and pool area along with the Bocce Court trellis. All significant costs are to be paid from account #2448-1005. Upon motion duly made and seconded;

RESOLVED: To use the \$3,800.00 in reserve account #2448-1005 to repair the trellises in the community.

Vote was unanimous.

DELINQUENCIES

The Board reviewed the delinquency report. Upon motion duly made and seconded;

RESOLVED: The Board requested a letter to be sent to account #4162359 requesting the owner not to use the HOA facilities based on the CC & R documents.

COMMITTEE REPORTS

ARCHITECTURAL

John Hurd said an owner submitted plans for a chair lift on the stair well. This is to be recorded in the deed and removed upon sale of the unit unless the new owner purchased it because of the lift.

**LANDSCAPE
COMMITTEE**

The Board of Directors reviewed the landscape walk through lists prepared by Brickman and PCM. The Board reviewed several proposals. Upon motion duly made and seconded;

RESOLVED: The Board approved the turf removal and new plantings at Gerrie Calhoun's discretion for changes at 3345 condo building in the amount of \$1,696.00 as well as not to exceed 50 yards of mulch for a total cost of \$3,130.00. Gerrie Calhoun is to walk the premises and order only what is needed.

Vote was unanimous.

The board also reviewed the Landscape Committee report regarding the trees in the community. PCM is to contact Rob Matter and obtain the telephone number for Arbor West to obtain a proposal from them for the trees. PCM to contact Rob Matter to see if the contract for 2323 Cartagena can be reduced. If not, request Arbor West to submit a proposal.

The rest of the proposals will be reviewed by the Board of Directors at an Executive Session and will walk to each location to vote on them.

**PERIMETER
LANDSCAPE**

Jerry Reczek reported on behalf of Mitzi Koch. Jerry reviewed the HOA documents for views being blocked by trees from several upset owners. Mitzi said it will be taken care of. Artistic Maintenance Landscape company will also be contacted regarding their sprinklers and excess water running down the newly slurried streets at the park at the end of Cartagena.

IRRIGATION

Charles Smith reported that the irrigation valves by the Clubhouse were not programmed completely. Steve Goldstone has been working on the "omit time" program and so far it looks like it is operating. Charles Smith prepared a usage of water units and stated the Smart Controllers are working and the HOA is getting a payback for installing them. Solar heating improved as the gas usage is down.

FINANCE

Covered by Charles Smith under Financials

MAINTENANCE

Dean Howe gave an oral report. The light at the parking lot area at Cartagena was repaired. He checked all yellow painted areas. There were no problems at this time, and they will be painted in 2010. Water

Damage in stucco plaster is being taken care of. It was noted for everyone to check around their own unit to see if sprinklers are hitting the stucco walls and make a report.

PAINTING

Richard Bernier stated that 18 patio decks have been painted the dark green. Unit #150 is not done, and Richard will contact Josh of NN Jaeschke. Unit #141 will need touch up work due to removal of owner's note when vacating the unit. Richard obtained a quote for

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