

**VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 17, 2010**

LOCATION

The regular monthly meeting of the Board of Directors of the Villa Trieste of Del Oro Hills Master Association was held Thursday, June 17, 2010, at the Clubhouse, 3340 Sicily Way, Oceanside, CA. 92056.

**CALL
TO ORDER**

The Board President, Shirley Finn, called the meeting to order at 2:00 PM.

Directors Present: Bob Kaess
 Harriet Blass
 Fred Kaczmarek
 Ellyn Clark
 Charles Smith
 Shirley Finn

Directors Absent: Mary Jo Nipper

Representing PCM: Gloria Burns, CCAM

Others Present: 14 Homeowners

**PREVIOUS
MINUTES**

The Board reviewed the regular minutes of the May 20, 2010 meeting. Upon motion duly made and seconded;

RESOLVED: To approve the minutes of May 20, 2010 with one correction.

Fred Kaczmarek abstained due to becoming a new Board member on June 10, 2010.

FINANCIALS

Charles Smith gave an oral report. The monthly surplus for June is \$1,361.17 and a surplus as of year to date of \$12,293.90. The total equity year to date is \$47,571.29. Upon motion duly made and seconded;

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

Vote was unanimous.

DELINQUENCIES

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

RESOLVED: To place a lien on Account #4160141 which is under Bank ownership. Verify that the correct address is being followed up for delinquent assessments.

VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

Vote was unanimous.

PCM was requested to close the former owner's account with Epstein, Grinnell & Howell, so as not to occur additional attorney charges. PCM was also requested to contact a collection agency and see if they could attend the July or August Board meeting.

COMMITTEE REPORTS

ARCHITECTURAL

No report.

LANDSCAPE

The Board reviewed the open landscape proposals. Upon motion duly made and seconded;

RESOLVED: To approve the following Brickman proposals. \$1,650.00 per site map of 4/19/10 for condos, reduced from \$1,821.00. \$30.00 for 2306 Cartegena. \$120.00 for 3336 Tripoli and \$435.00 for 3316 Tripoli, and no charge for 2358 Cartegena. All to be paid from Account #5236.

Vote was unanimous.

**PERIMETER
LANDSCAPE**

Mitzi Koch gave an oral report. She met with Tom Woodford from the City of Oceanside and Jesus from Executive Landscape Company from Fallbrook on 6/16/10. Mulch will be added to North park area, hand watering will be done and many overgrown shrubs are being pruned back. Treatment for weed control is being done all over the community. Removing dead trees and shrubs, also cutting back Oleanders, to eliminate the pests killing the Oleander and then will fertilize along with Lantana's. Next walkthrough is scheduled for July 21, 2010. The Board would like Tom Woodford to attend a Board meeting for July or August depending on when the collection agency attends.

IRRIGATION

Charles Smith stated he made 8 x 11 maps of the community showing valve location and coverage. Errors were discovered in sprinklers. So far 60% of the condos are mapped out with corrected sprinkler coverage.

Charles proposed that individual Board Members look at the landscape area to the front and side of the Clubhouse to develop proposals working with the Landscape Committee for renovations in landscape designs.

Charles stated the Association will be receiving a free water audit report. The inspection was just completed.

VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

FINANCE

Charles Smith said the estimated taxes paid was for the full year 2010 contrary to the Auditors direction for quarterly payments. PCM was requested to obtain new signature forms for investment accounts.

MAINTENANCE

Dean Howe gave an oral report stating he looked at three (3) Trellis Support Columns at the Bocce Court sidewalk and anchored in the grass. A proposal was presented for the Board to vote on the installation of an 8" wide and 4" thick concrete borders at the base around the three (3) columns in the grass. Upon motion duly made and seconded;

RESOLVED: To approve \$400.00 to Trip Busters Sidwalk Maintenance to install concrete borders around the columns at the Bocce Court to be paid from 5255.

Vote was unanimous.

The Board discussed refurbishing of the benches in the community. Dean said the ones in the North Park area with no work done on them are in better condition. Richard Bernier will obtain a couple of proposals for the 18 benches with backs and three (3) without in the gazebo for scraping, prepping and water sealant for the July meeting.

PCM was requested to make inquiries of a Handyman company called Richris and Others.

PAINTING

Richard Bernier presented a written report stating that painting of all garage doors and main entry doors, noted at the May meeting, have been completed. The next project is the repair and painting of the lower stucco walls. The Board reviewed a proposal from NN Jaeschke and Sunset Painting said eight hours are presently owed to the HOA and a contract would have to be made up for time and materials due to not knowing the extent of the spalding once the walls were scrapped. The Board requested another proposal for only the South side of the entryway for the July meeting.

Charles voted no.

Future projects will be painting of the ~~po~~olfence and railings along with the refinishing of the 21 wooden benches.

Upon motion duly made and seconded;

RESOLVED: The Board approved the invoice from NN Jaeschke Inc., for \$852.00 to be paid from Account #5255 for the repair of the ceiling at 4160129 which was never done after a broken pipe in the ceiling was repaired sometime ago.

VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

RECREATION

No report

SOCIAL

No report.

WELCOMING
COMMITTEE

Darlene Barrail reported on three (3) new residents – two (2) rented at 118 and 130 and one on Corsica.

NEWSLETTER
ARTICLES

Fred Kaczmarek stated he would like to see the newsletter to be printed and distributed to everyone. Ellyn Clark handles mailing the newsletter to offsite owners. He, Charles Smith and Harriet Blass will help deliver them. Shirley Finn voted no.

CLUBHOUSE
DECORATING

No report.

PARKING

The Board asked the owners present to serve on the Parking Committee. Shirley Finn will contact Connie Pichel regarding her health and remaining on the Committee. PCM to contact the landscape company regarding their vehicles leaking oil when parked in space #119.

EMERGENCY
PREPAREDNESS

No report

TRANSPORTATION

Shirley Finn reported on behalf of the Transportation Committee. She said the Van has been serviced and everything is ok.

POOL
CORRESPONDENCE

No Report

UNFINISHED BUSINESS

CC & R REVIEW

Shirley Finn reported everything is moving along very well with the revisions to the CC & R's and the maintenance matrix.

NEW BUSINESS

APS EXIT GATE
PROPOSAL

The APS maintenance gate proposal to be tabled for further inspection.

TERMITE REPORT
AND OWNER
RESPONSE

The Board reviewed the correspondence from the roof mate and the termite inspection report of 3380 Corsica Way. Upon motion duly made and seconded;

RESOLVED: The Board authorized treatment in the amount of

VILLA TRIESTE AT DEL ORO HILLS MASTER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

\$524.00 if it has not yet been done.

Vote was unanimous.

**MANAGEMENT
ACTION LIST**

The Board reviewed the Action List noting all items have been completed by PCM.

CORRESPONDENCE

The Board reviewed the correspondence. The resident of 3388 Corsica Way was contacted by a Board member stating the City of Oceanside checked out the sewer line and said there were no obstructions.

The Board reviewed the correspondence from the renters at Account #4163388 regarding the parking violation and their second request to continue parking in the cul-de-sac. The Board denied the request as it is against the Rules and Regulations and requested them to attend a Hearing for Monday, June 28, 2010 at 10:00 AM at the Clubhouse. Shirley Finn, Ellyn Clark, Fred Kaczmarek and Harriet Blass said they could be present so there would be a quorum.

**HOMEOWNER
FORUM**

Shirley Finn presented a Certificate Of Appreciation to Jerry Reczek for the years he has served on the Board of Directors. Jerry thanked the Board and stated everyone should serve at sometime, the community either as a Board member, committee member or helping others in need of a meal or companionship.

A homeowner stated there was someone smoking at the pool. A "No Smoking" sign will be purchased and placed in the area. PCM suggests placing a non smoking policy in the CC & R's while they are working on the revisions. It has been noted there's a lot of butts being thrown in flower beds by the postal boxes and at the pool.

Discussed weep holes in the block walls at the entry to the Community to eliminate the water build up behind them.

NEXT MEETING

The next meeting is scheduled for July 15, 2010 at the Clubhouse, 3340 Sicily Way, Oceanside, CA. at 2:00 pm.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:46 pm.

ATTEST

<u>Shirley J. Finn</u>	<u>7/15/10</u>
NAME	DATE
<u>Charles H. Smith</u>	<u>7/15/10</u>
NAME	DATE