

CORONA LAURELWOOD HOMEOWNERS ASSOCIATION
REGULAR MINUTES
MAY 9, 2017

MEETING NOTICE: Upon notice given and received, a Regular meeting of the Board for Corona Laurelwood Homeowners Association was held on May 9, 2017 at the City of Corona Public Library.

CALL TO ORDER: The Executive Session Meeting was called to order at 5:30 PM by Jeff Smith.

ATTENDANCE: Directors Present: Jeff Smith
Pat O'Herron
Salvador Lopez
Diana Nieves

Directors Absent: 1

Management Present: Alec Robbie from Diversified Association Mgmt.

Also in attendance was association attorney Denise Iger.

CALL TO ORDER: The General Session Meeting was called to order at 6:08pm by President Jeff Smith.

ATTENDANCE: Directors Present: Jeff Smith
Pat O'Herron
Salvador Lopez
Manuela Wenner
Diana Nieves

OPEN SESSION: There were three residents present for the Open Session portion of the meeting. The first person to speak asked about the pool work and the delay in opening the pool during the hot weather. He also asked about dead shrubs in the complex. Pat answered his questions. The other residents had questions about front in parking versus backing in. The residents questioned the association rules and voiced their displeasure with them.

MINUTES: The Minutes from April 2017 were discussed and approved by a Board vote of 5-0. There was one correction to be made.

FINANCIALS: The March 2017 financials were reviewed by the Board. Several questions were raised concerning the UBS account and the Pacific Premier account. Manuela reviewed her work on the Pacific Premier account and her conversations with manager of the bank. The bank requires that they have minutes that show the previous signers were removed and the list of new signers is in the approved minutes of the Board Meeting. A motion was made by Pat to remove previous signers on the account who are Matt White, Susan Beaver and Karen Snyder and Steve Raney and to add the

new signers on the account who will be Jeff Smith, Pat O'Herron and Manuela Wenner. The motion was seconded by Salvador and was passed by a 5-0 vote.

The Board also reviewed the recommendations from UBS concerning the CD accounts in the Reserve Account. The Board approved the recommendations by a vote of 5-0.

The Board also reviewed a bid from VanDerPol and Associates to complete the association's year end taxes and audit. The proposal was approved by a 5-0 vote.

The Board also approved the transfer of \$180,000.00 from the Operating Account to the Roofing line item of the Reserve Account by a vote of 5-0. The transfer check will be sent to the Treasurer for signature.

The Board questioned check # 2816 and directed management to look into why the amount written for the monthly billing was increased by \$6.

The Board then motioned and accepted the April financials by a vote of 5-0.

MANAGEMENT REPORT:

The management company reviewed the work and inspections that had been done since the last Board meeting. The Board reviewed the excel spread sheet provided by management of work in progress and the status of other issues concerning the association. The Board voiced their concerns that items/issues/approved work may not always be reviewed by the Board after completion of the work. Management is to update the spreadsheet and monthly/yearly calendar to help with the updates.

UNFINISHED BUSINESS:

The Board reviewed the work done by Five Star Landscaping on the irrigation system and the planting of new plants in the complex.

The Board reviewed bids from the installation of shepards hooks and gate repairs to the pool/spa fencing. The Board approved the bid from All Counties Fence and Supply for \$11,329.00 by a vote of 5-0.

The Board tabled a proposal from Nordic Patrol services.

The Board reviewed the work from Rodent Pest Technologies for the sealing up of areas at units at the 1171 Stonepine building. Management reported that he had not received any telephone calls from owners concerning complaints about ongoing vermin problems.

The Board discussed the needs for changes to the Rules and Regulations. The Board reviewed a proposal from Denise Iger concerning the changing laws concerning association pools/spas.

Management reviewed his conversations with Trout Electric and their pricing for some light pole work. The Board had previously approved some work from the bid and now approved the last line item for the installation of a light pole in the common area of the complex.

NEW BUSINESS:

The Board reviewed two change orders for light replacements in the pool and spa. The Board approved the change orders totaling \$1,950.00 by a 5-0 vote.

The Board reviewed the proposed Reserve Study and the budget for fiscal year 2017-2018. The Board tabled further discussion until next month's Board Meeting.

The Board discussed the pool/spa deck and the need to remove rough areas from the breaking down of the concrete. The Board directed management to get bids for the sanding/buffing of the deck and to not have any dust enter the pool or spa from the work.

CORRESPONDENCE:

The Board reviewed the correspondence from members.

ADJOURNMENT:

With no further business to conduct, the Regular Meeting was adjourned at 8:37PM.

Respectfully submitted,

~~X~~ Patricia O'Hara
Secretary

~~X~~ 6/13/17
Date