

CORONA LAURELWOOD HOMEOWNERS ASSOCIATION
REGULAR MINUTES
FEBRUARY 9, 2016

MEETING NOTICE: Upon notice given and received, a Regular meeting of the Board for Corona Laurelwood Homeowners Association was held on February 9, 2016 at the Corona Public Library.

CALL TO ORDER: The Annual Meeting was called to order at 6:04 PM by President Matt White.

ATTENDANCE: Directors Present: Matt White, President
Susan Beaver, Treasurer
Karen Snyder, Secretary
Pat O'Herron, MAL

Directors Absent: 0

Management Present: Meghann Chisholm and Alec Robbie from Diversified Association Management.

The Inspector of Elections, Susan Studer, was in attendance for the tabulating of ballots for the Annual meeting. She reported that she had 55 of 58 needed ballots. No Annual Meeting could take place without a quorum of ballots. Upon a motion by Matt and a second by Karen the Board approved a motion not to attempt to reconvene the Annual Meeting to a later date by a vote of 4-0.

The Meeting was adjourned at 6:15pm.

Matt called the General Session Board Meeting to order at 6:16pm.

OPEN SESSION: There were two members present for the Open Session. The session started at 6:16pm and ended at 6:30pm.

MINUTES: Upon a motion made by Pat, seconded by Matt, the Board approved the January 2016 Regular Session meeting.

FINANCIALS: The January 2016 financials were reviewed by the Board. The Board directed management to adjust the UBS report to reflect only the face values of the association CD's. The Board also asked why a check was sent to a homeowner why a dues check was for a larger amount. The Board tabled the acceptance of the January financials.

MANAGEMENT REPORT: The Board reviewed the written report furnished by the management company. Alec reported on telephone calls he received from residents that included roof leaks, maintenance issues from vendors, parking complaints and irrigation leaks. Management was also asked to add more categories to the management report to show issue, responsible vendor, and a progress/completed category. Pat also asked if anyone knew who trimmed a tree between Magnolia and Desert Willow.

LANDSCAPE REPORT: The Board reviewed a proposal from Rebel landscape that had proposed the planting of new plants along Windmill, Stonepine and Fan Bay. The Board directed management to contact the landscaper with the changes the Board would like to see in the proposal.

COMMUNITY APPEARANCE: The Board discussed the security issues in the complex and the recommending of security doors for the garage pedestrian and unit front doors to the residents.

UNFINISHED BUSINESS:

The Board reviewed the progress on the slurry/asphalt/concrete work in the complex. Alec will contact AMS to set dates for the work. Alec was also directed to obtain a bid for cement work at 1645-F Wintergreen. The Board requested an update on the satellite removal program for dishes that are not being used or are placed in the wrong area of their unit. The Board requested that the association budget and Reserve Study be put on the agenda for the March Board Meeting. The Board reviewed the inspections from Patrol One and directed Alec to find out if Hamner is the primary towing company for the association.

NEW BUSINESS:

The Board reviewed a bid from PCW for 1626-D Privet Court for a roof water leak. The Board approved the bid for the repairs of \$1,480.00. The Board reviewed a bid for the flat roof replacement at 1629-D Windmill. The Board requested another bid to compare the pricing. The Board had directed Alec to put the issue of a pedestrian gate/fence on this month's agenda. The Board directed Alec to obtain a legal opinion concerning the issue. The Board reviewed the pricing for cameras to be installed in the common areas of the complex. The Board requested more pricing quotes with a live feed as well as recording. The Board agreed that residents would need to submit an architectural application for the installation of their own external cameras for their homes. The Board approved the purchase of three Neighborhood Watch Signs at \$35.00 apiece. The Board reviewed the need for new bulletin boards at the mailboxes and decided to obtain a bid from PCW for repairs only. A town hall meeting date was set for 3-14-2016. Two architectural applications were reviewed. 1119-D Stonepine was approved for retro fit windows in beige vinyl. 1115-D Windmill was also approved for retro fit windows in an almond color.

ADJOURNMENT: With no further business to conduct, the Regular Meeting was adjourned at 7:44PM.

Respectfully submitted,

Secretary

Date

