

July 2, 2019

Board Meeting

Call to Order – 6:00 pm

Roll Call:

Members present: President- Lu Ann Foster, Vice President, Marcia Brown, Treasurer- Cindy Palermo, Secretary- Mikkie Sawyer, Board Members- Lenetta Gee and Christine Parkman. Lynn Chialtas was not able to attend

Board Meeting Minutes were approved for June, 2019

Treasurer's Report – Cindy Palermo

Checking Account:	Beginning Balance	\$ 7,421.29
	Deposits:	\$ 2,310.14
	Disbursements:	\$ 151.03
	Ending Balance	\$ 9,580.40
Savings Account:	Beginning Balance	\$ 10,325.57
	Ending Balance	\$ 8,025.64

R.E.A.D.Y. continues to ask for Block Captain volunteers.

No other Clubs had news to share.

Management Report: Debbie Bartlett & John Davis

Significant Maintenance

- Repaired Resident Driveways
- Painted and Replaced several mail boxes
- Removed visible weeds on streets
- Kitchen vents
- Water leak in Park
- Replaced Pool Shower pump
- Painted handrails
- On-going instillation of street lights

Management asks that residents who have not returned their Income Certification forms, to the office, please do so ASAP.

7 Homes on the Market

3 Homes In Escrow

6 Closing

High Sale: \$ 355,000.00

Low Sale: \$ 160,000.00

John Davis reviewed the Board's 2019/2020 Wish List

- a) Installation of additional park lighting is on-going.
- b) Re-carpeting of Putting Green was approved.
- c) Rehab of the Clubhouse bathrooms to be ADA compliant.
- d) Budget approved for a new Tread Mill in the gym.
- e) Replacement of resident mail boxes park-wide was not approved. Work will continue as needed.
- f) Money for a Community Garden by the water tower was not approved as that area is not safe.
- g) Street repairs were approved.
- h) New flooring in Clubhouse lobby was not approved
- i) Flooring in Mgt. office was approved.
- j) Approximately \$21,000 is approved for a retaining wall.
- k) Auto Door at the back entrance of the Clubhouse is scheduled.
- l) Installation of water shut off valves is approved.
- m) Funding approved to repair a dozen more driveway repairs.
- n) Monies for Gym rain gutters, two new BBQ's may be available from the operating budget.

Following John's presentation, Residents voiced opinions against spending money to re-carpet the Putting Green. It was explained that the Putting Green is a park amenity and must be maintained. One resident proposed adding "Bocce Ball" court instead.

Another resident expressed concern that our Maintenance Crew was lifting trash bags that were too heavy and could be injured tossing them into the collection truck. He wanted to know why we don't hire EDCO. John responded that the large EDCO trucks are damaging to the streets.

Old Business:

The Board is working with Dan Timian to obtain Pickleball Rules and a schedule to post at the Pickleball Court.

We are looking for a volunteer to coordinate the Community Yard Sale. It appears the date will be October 26th, and we do not wish to coordinate our sale with Palomar East or Rancho Vallecitos.

The Board would like to organize a Grandparents Closet for items that can be lent to residents having family with children visiting. We are currently looking for a storage space and would like to talk to Jon Kirby and Dwayne Hudson about sharing space in the Medical Closet.

The Board intends to honor all of the park volunteers at the General Meeting in November.

New Business:

The Board confirmed the roll out of the new Fiscal 2019/2020 Budget. One intention of this change was to coincide with Millennium's Budget. Additionally, we discussed that in April, Millennium had suspended the monthly stipend provided to the park to assist with park functions because the Board had substantial balances in checking and savings accounts. This new budget allocates additional funds to the Social Connection as well as the Breakfast Club spend some of the money to benefit the greatest number of residents. We are hopeful to offer "Free" Breakfast more often. We are also considering purchasing a new gazebo for the hilltop by the water tower and some new benches for the Dog Park.

The Board has asked Management to inspect the pool showers and repair or replace as necessary.

Final Business:

The meeting was then turned over to John Davis to review changes to the Rules and Regulations. Each resident received a mailing of the new document with a summary of the changes attached. (see attached document.)

John explained it is required to have this meeting to review the Rules and Regulations and they go into effect at the conclusion of the meeting. He also explained that the revisions were created by a committee of park residents, and thanked Linda Swink and her team for their work.

There was discussion and explanation about allowing guest to use the pool facilities without a resident being present. John and the Board explained that residents can sign for a pool pass for their guests at the office. The rule was not changed at this time and continues to state "Guests use of common area facilities is governed by posted signs." Everyone should comply with the posted rules as this process is considered a "trial".

One resident disputed the requirement to have rain gutters, citing Title 25. John agreed to review and get back with the resident, and there was some discussion about fascia boards.

A few residents questioned the "No Motorcycles" rule, stating that some motorcycles, especially electric ones are very quiet, and some of the cars and trucks in the park are noisier than motorcycles.

Debbie McQuillan requested that residents adhere to the posted Dog Park hours beginning at 8:00am. Some residents have been visiting the Dog Park much earlier in their vehicles and disturbing the neighbors with vehicle noise and talking.

Finally, a resident requested a camera be installed facing the Tennis and Pickleball Courts. He said there are scratch marks on the courts perhaps from a skateboard.

Meeting Adjourned

