

**MEETING AGENDA**  
Deane Gardenhome Association  
HUNTINGTON BEACH, CA

7/19/2018  
6:00 pm  
20332 Ramona

**CALL TO ORDER**

**I. Attendance**

- John Hodge, Richard Boerner, Kevin Sanford, Bart Landsman, Ryan McLaughlan, Martha Werth, Fred Kruger, Joan Carpinello

**II. Approval of Minutes**

- Minutes of the Annual Meeting held on May 30, 2018 were approved.

**III. Report of Officers**

- President: Not Present
  - +Requesting to send out letter to Lot 81 (Bancroft) regarding boat storage in driveway
  - + Board approved to create a letter that would be sent out to Lot 81 as well as other offenders
  
- Vice President:
  - +Per last meeting John highlighted variances in HOA docs to share with board
  - + VP announced he will be stepping down upon Ivan's return in October
  - + Motion to elect new President to replace Ivan due to Ivan's term being longer than 3 years as President
  
- Secretary: Present
  - +Website is current but request was made to update minutes
  - +2018/19 Insurance Cert obtained and invoice paid. We are all set through July 13th, 2019
  - +Escrow request for 20322 Bancroft (Lot 76) completed
  
- Treasurer: Present
  - +Cancelled Savings account and moved to 1.5 yr CD
  - +Presented arrears report. Some large arrears that need to be addressed
  
- Architecture Chair: Present
  - +Plans for 20242 Eastwood circle submitted. Discussion
  - +\$16-20K bid for Bushard wall resurfacing
  
- Landscape Chair: Present
  - + Report of bids for river rock for cul de sacs = +/--\$2000
  - + Go ahead to install drip irrigation approved last meeting. \$900 for all 3 islands
  - + 5 year plan on architectural and landscaping?
  - + Motion made to approve cul de sac rock and irrigation - approved
  
- Members-at-large:
  - + N/A

**IV. New Business / Open Discussion**

- + Create fine schedule with goal of distributing to all owners and publish on website. Bart and Fred to work together and present to Board
- + Bart/Fred to create letter to address large arrears; rework of current letter

- + Create welcome letter to all new owners and to all current owners that lays out and reiterates architectural rules and key CC&Rs. Goal is to educate all owners of what is allowed and expected before major remodels
- + Work to share key docs that aren't already on website with Board via Google Docs/Drive

#### **V. List of New Action Items**

- + Send letters to offenders: arrears, CC&R violations, etc
- + Create fine schedule
- + Research rules on liens
- + Joan and Kevin to meet with 20242 Eastwood to discuss remodel
- + Summer/Annual newsletter
- + Bart/Fred to create letter to address large arrears; rework of current letter

#### **VI. Past Action Items**

- + 5 year landscape/architectural budget carried over
- +
- +

#### **VII. Adjournment**

- + Meeting adjourned at 7:35pm

NEXT MEETING  
Tuesday, August 7th, 6pm  
20332 Ramona (Bart Landsman)