

# MEETING AGENDA

Deane Gardenhome Association  
HUNTINGTON BEACH, CA

03/14/2019  
6:00 pm  
9261 Candlewood

## CALL TO ORDER

I. Attendance - Bart Landsman, Ryan McLaughlan, Richard Boerner, Kevin Sanford, Martha Werth

II. Approval of Minutes - Minutes of January 9th, 2019 meeting were approved

## III. Report of Officers

### **President: Present**

+ Per last meeting President scheduled to have legal council present to meet the Board and discuss several issues in front of the Board. Below is a **recap** of legal council's answers to the Boards questions/inquiries:

- + Boat Storage Issue
  - 2 steps/options available to the Board - Internal Dispute Resolution (IDR) or Alternative Dispute Resolution (ADR)
  - **ACTION**: Board approved motion to move forward with ADR; legal council will draft and send letter to homeowner notifying them of the process
  - If no positive progress is made via ADR the next step would be a lawsuit
- + Fine Implementation
  - Legal council advised Board on process to implement a fine schedule
  - Fine schedule becomes effective immediately, no vote needed
- + Raising Dues
  - Legal council advised Board on the steps necessary to raise dues within its legal powers
  - **ACTION**: Board to investigate steps necessary to raise dues starting 2020
- + By Law Changes
  - Legal council advised Board about the process of changing By Laws

- Board to consider adding By Law changes to ballot for voting, as opposed to voting at general meeting due to the challenges of getting 70 homeowners to attend and vote (quorum)
- + Rule Changes
  - Legal council advised Board about process to create new rules that would work in tandem with CC&Rs
- + Wall Repairs (Bushard)
  - Legal council advised Board that damages to outside of wall is the responsibility of homeowners; advised on process if homeowners do not comply with demand letter addressing wall repair

**Vice President: Not Present**

**Secretary: Present**

- + Nothing to report

**Treasurer: Present**

- + Presented update regarding lots that are delinquent on 2019 dues; will work with Accounting to have 2nd notices sent out

**Architecture Chair: Present**

- + Presented update to Bushard wall bidding process; presented most recent bid that was lower than initial bid
- + AC worked directly with Lot 35 to address new fencing that was not Board approved; fence was ultimately finished at correct height and in a Board approved stain
- + AC presented results of conversation with Lot 128 regarding unfinished work - owner will rectify unfinished work but needs another month or so; AC to monitor progress

**Landscape Chair: Present**

- + Reported that 2 large trees had to be removed on Adrian Circle - overgrown
- + Water timers have been adjusted to once weekly due to frequent rains

#### IV. Action Items

- + President to draft letter reminding homeowners of general meeting this June; will touch on several key issues that the board would like to bring to everyone's attention: Retaining legal council, raising dues, fine schedule implementation, architectural issues, assessments and requests for nominations
- + Secretary to create 2019 nomination request form and submit to President for printing and letter stuffing at April meeting
- + Secretary to request P&L and then have posted on DGHOA website; also look into having copies available at general meeting in June
- + AC to draft letters to select homes regarding fence issues/non-compliance with CC&Rs
- + AC to clarify materials section of most current, lowest wall bid and share with Board
- + AC to draft letter to 13 homes affected by Bushard wall repair to start conversation regarding cost, time table for repair, etc.
- + Create ballots

#### V. Postponed to Next Meeting/Future Date and Time

- + Table presenting the fine schedule until later this year; consider sending out with yearly dues at end of year

#### VI. Adjournment

- + Meeting adjourned at 7:45pm

#### NEXT MEETING

April 23rd, 2019 / 6PM / 20332 Ramona