

MEETING AGENDA

Deane Gardenhome Association
HUNTINGTON BEACH, CA

06/04/2019
6:30 pm
Edison Community Center

CALL TO ORDER

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

II. Approval of Minutes - Minutes of April 23rd, 2019 meeting were approved

III. Report of Officers

President: Present

- + Introduced Board and overall goals of the Board
- + Presented election results: new members are Bill Clay and Michael Krussman
- + Addressed delinquent lot situation at start of Presidency and reported that the Board has made great progress and now only 2 delinquent lots remain, which the Board is actively pursuing
- + Presented a general introduction to what the Board was faced with when he became President; addressed a few rule changes that allowed the Board to avoid having to hire a HOA management company (reducing head count + how long you can serve in a position)
- + Presented Board's position regarding raising dues (we have not raised dues in over a decade and costs of doing business has gone up since last dues increase)
- + Elaborated on why Board has chosen to retain legal council

Vice President: Not Present

Secretary: Present

- + Introduced himself and his role on the Board
- + Reminded all homeowners of the DG HOA website and encouraged them to visit to find all pertinent HOA docs
- + Notified all homeowners that Summer Newsletter will include reminders about DG HOA website and important/key CC&Rs to keep in mind when doing any future remodel work

Treasurer: Present

- + Introduced himself and his role on the Board
- + Presented P&L and Balance Sheet - no specific questions pertaining to financials
- + Reported that reserve funds are in CD; made note that we need to raise dues because costs are slowly eating into our funds
- + Reiterated delinquent lots and that Board is actively pursuing the remaining delinquent accounts

Architecture Chair: Present

- + Introduced himself and his role on the Board
- + Presented update on Bushard wall project - Run down of why we need the repair (water damage from lots on Deervale), explanation of using Master Seal 581 as part of the repair process to curb potential issues, painting wall as part of completion, removing/modify decorative panels to prevent spider webbing and debris collection; update on start time (6/10) and will start with flow of traffic and take approximately 30 days; *Homeowner had concerns with being able to come up with full cost - Board to address with Homeowner and come up with payment plan
- + Fielded question about new homeowner on Candlewood (Lot 22/23?) painting home charcoal gray; Board did not approve but color is similar to several homes in DG and would have been approved had it been submitted; will remind new homeowner of process going forward
- + Fielded question about coming up with a color palette for exterior painting all homeowners could reference - Board not pursuing at this point but will consider
- + Fielded question about info on Architectural Committee - should homeowners have to sign something saying they received CC&Rs? Board agrees that it would be beneficial to have those more prominent to all homeowners and to new buyers going through the escrow process
- + Noted that Board will work to highlight Architectural rules on website; come up with specifics so all homeowners, old and new, have a clear set of guidelines they can follow that will guide them on all remodeling: roof colors, wall colors, wall rebuilding, wall repair, landscape, driveways, etc
- + Reminded homeowners on concerns with zero lot lines - water damage, etc; you and your neighbor are responsible for your issues with your zero lot line - its your common wall, not the HOA's

Landscape Chair: Present

- + Introduced herself and her responsibilities as Landscape Chair
- + Clarified what Landscape is responsible for (homeowners had questions regarding what budget goes to)
- + Update on weed abatement plan - will be done within a few weeks

- + Update on rocks in cul-de-sacs
- + Update on tree trimming plan
- + Reminded homeowners that palm fronds from inside walls are responsibility of homeowners, not landscape company; Board incurs extra fees for having to dispose of palm fronds
- + Reminder that tree issues between neighbors remains between neighbors - talk to your neighbor if you have any concerns about leaves, branches falling on your property from your neighbor, not the Board
- + Update on drip irrigation: slow going, its expensive but it is a work in progress
- +Reminder that landscape company does update irrigation timers twice a year and will check but they only do timers on the outside of the walls; Board is and has upgraded timers when they get old/broken (part of your dues); timers are not required but you can purchase your own timer and landscape company will install
- + No mulch plan going forward due to planters being too high - mulch will cause water to run off

IV. Action Items

- + Summer Newsletter
- + Bushard wall project to commence June 10th and take approximately 30 days
- + Treasurer to continue pursuing 2 remaining delinquent lots
- + Work to highlight Architectural rules and procedures, as well as important CC&Rs on DG HOA website
- + Create cover letter that highlights key Architectural rules and procedures as well as key CC&Rs that all new homeowners should be aware of that will be included in closing/escrow process
- + Board/Architectural Committee to work toward a list of specifics so all homeowners, old and new, have a clear set of guidelines they can follow that will guide them on all remodeling: roof colors, wall colors, wall rebuilding, wall repair, landscape, driveways, etc

V. Postponed to Next Meeting/Future Date and Time

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VI. Adjournment

- + Meeting adjourned at 8:05pm

NEXT MEETING: July, 18th 2019 / 6PM / 9261 Candlewood Drive