

MEETING AGENDA

Deane Gardenhome Association
HUNTINGTON BEACH, CA

10/16/2019
6:00 pm
20332 Ramona Lane

CALL TO ORDER

I. **Attendance** - Bart Landsman, Bill Clay, Ryan McLaughlan, Bobi Cuddihy, Kevin Sanford, Martha Werth, Michael Krussman

II. **Approval of Minutes** - Minutes of August 29th, 2019 meeting were approved

III. Report of Officers

President: Present

+ Nothing to report

Vice President: Present

+ Provided update on contract negotiations with S.A. Landscape. Worked with Landscape Chair (Martha). New contract agreed to verbally. Recommended to Board to have a new contract drafted to be signed by both parties. New contract = 5% increase each year ending '21/22 (\$2,782.50, \$2,916 and \$3,047.50). New contract goes into effect 11/1/19. 3% increase after '21/22 assuming work is still satisfactory and market demands call for increase (i.e. no recession, etc)

+ After no increase over the past 4 years S.A. Landscaping wanted a 15% increase beginning in November '19; however due to negotiations the increase was spaced out over the next 3 years

+ S.A. Landscape to work on bid for power washing Bushard wall and corner walls throughout the year, as needed

+ S.A. Landscape to work on bid for leveling dirt throughout common areas as needed throughout the year

Secretary: Present

+ Received request to approve solar project at 20322 Eastwood Circle (Lot #59) - sent to Board for approval - Board approved

+ Received inquiry from 20322 Eastwood (Lot #59) regarding member wall issue (ants) and how to handle with neighbor (Lot #?) that may not cooperate and passed along to Board for discussion - President to reach out to Lot #59 to clarify HOA's involvement

+ Website hosting will be renewed via DG HOA debit card provided by Treasurer

Treasurer: Present

+ Filed Statement of Information with CA Secretary of State

- + Filed tax returns
- + Acquired a free copy of QuickBooks for Board use.
- + Updated Board on current balance sheet/funds
- + Closed old CD and opened a new CD with TIAA
- + Sent Declaration of Default letter to homeowner that is in arrears

Architecture Chair: Present

- + Updated Board on all ongoing construction throughout DG
- + Recommended that all future construction involving new roofing must include rafter tails under eaves so as to maintain architectural continuity throughout the tract
- + Updated Board on plans to resend letters to several Lots that are still not in compliance regarding house painting, wall repair, etc. Next step would be legal assistance

Landscape Chair: Present

- + Worked with VP on contract negotiations with S.A. Landscape (see notes under VP)
- + Notified Board that S.A. Landscape is in the process of preparing year end tree trimming bids. Once bid is received it will be run past Board for approval

IV. Action Items

- + President to draft dues increase letter and will include an itemized list of costs that Deane Gardenhome Association is responsible for throughout the year. This is an effort to educate homeowners about how their dues are applied throughout the year.
- + Treasurer to provide an itemized list of costs to President
- + Board to draft new contract that outlines agreement between DG HOA and S.A. Landscape. New contract will include but will not be limited to the following: scope of work, proposed increases through 2022, proposed yearly increase past 2022, letter will address the original 15% increase that was requested by S.A. and subsequently rejected by the Board, which resulted in negotiations and a reduced increase
- + Landscape Chair to search for and present original contract between DG HOA and S.A. Landscape (will be used as a template for scope of work)
- + President to contact Lot #59 to clarify Board's role in ant/neighbor wall issue
- + Architecture Chair to draft letters to various lots regarding ongoing paint and wall issues

V. Adjournment

- + Meeting adjourned at 7:30 pm

NEXT MEETING: Tuesday, December 3rd, 2019 / 6PM / 20332 Ramona