

Board Meeting Minutes

Deane Gardenhomes Association

Date: January 23, 2025

Time: 6:45 pm

Location: 20252 Eastwood, Huntington Beach, CA

Attendees: Lee Yamauchi, Peggy McIntosh, Bobi Cuddihy, Marion (MJ) Lucero, Bob Gershman, Mike Heh (homeowner)

Absent: Connie Rivera

1. Call to Order

The meeting was called to order at 6:45 pm by MJ.

2. Approval of Previous Meeting Minutes – MJ made a motion to approve prior minutes.

Peggy seconded the motion. All approved.

3. Mike noted that the Agenda is to be posted on the website 4 days prior to meeting dates.

4. Committee Reports

- a. **Landscape report.** Martha presented the cost and burden to homeowners for the tree trimming expense.

Tree trimming costs for 2024 was \$8,575 of which 81% of that cost went toward palm tree trimming totaling 116 palm trees. Palm trees must be trimmed yearly because of the debris they create while some other trees might be trimmed every other year. No new queen or king palm trees have been allowed since 2008. All trees up to 11ft. are trimmed as part of our monthly maintenance contract. The cost of trimming per palm tree is \$60. All other trees are between \$70-\$115 for trimming. With such a disparity in the numbers in excess of 11 foot palm trees that some homeowners have, suggestions to remedy are as follows:

1. Ask homeowners to remove palms at their own expense.
 2. Trim and maintenance costs are the burden of the homeowner for anything beyond 1 palm tree.
 3. HOA trims one palm tree per house and assesses the homeowner the discount cost for balance of trees trimmed.
 4. HOA removes palm trees and passes on cost to homeowner
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Could offer homeowners a discounted cost when HOA does the tree trimming. The palm trees are a financial burden. The HOA is legally within their rights to remove the palm trees. The Board feels the need to resolve the equity issue for homeowners, as certain lots have a significant amount of palm trees. This results in a significant disparity in cost of servicing lots.

Landscape/architecture committee to draft a letter regarding the above options and send to Board for review and approval.

- b. **Architecture Committee report.** Party wall – between homes is homeowner responsibility. Member walls – HOA responsibility. HOA paints the member walls on Shelter, Kenyon, Bushard, Hazelbrook. Construction of all walls is the homeowner's responsibility. Post map of the above on the website. Next newsletter will include this information.

Fine schedule – update and post to website. Complete letters with reference to fine schedule. Lee will submit new fine schedule to Board for review and approval.

- c. **Finance/Treasurer's Report.** 129 out of 139 homeowners have paid their dues. Bobi sent reminder emails that February 1st is considered late and fees will be imposed. Need to adopt the CC&R schedule for next year's dues.

5. Follow up/discussion items

- a. **Landscape bids** – Lee & Martha did landscape tours with bidders. They will submit RFP's and the Board will review and provide input. Lee to insure that bids include yearly cost escalation clauses.
- b. **Board terms** – discussion moved to next meeting.
- c. **CC&R review** – MJ, Connie and Deb presented thorough response of their review of member issues with the CC&Rs. Several items can be resolved with the creation of an Architectural Submittal and Approval form. Rules and regulations must be clarified. Bob will pull together a compilation of items for clarification. Due dates for HOA fees are not consistent with the CC&R's.
- d. **Insurance** – Agent reviewed insurance coverage and determined we are okay with existing coverage and limits. Homeowners that are taking care of the gardening in the front of their wall space need to sign an Indemnity form to indemnify the Homeowners' Association and Board of financial responsibility.
- e. **Annual Meeting/Nominations** – At least 1 board member and 2 outside homeowners. Need Board member as Chair by February 1st. Board identified three homeowners to join the Nominating Committee.

6.0 Action items

- Letter to homeowners regarding palm tree maintenance options – Martha, Peggy
 - Member wall painting budget – Peggy
 - Landscape contract RFP – Lee and Martha
 - Bob to compile CC&R items for legal clarification
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7.0 Next Meeting

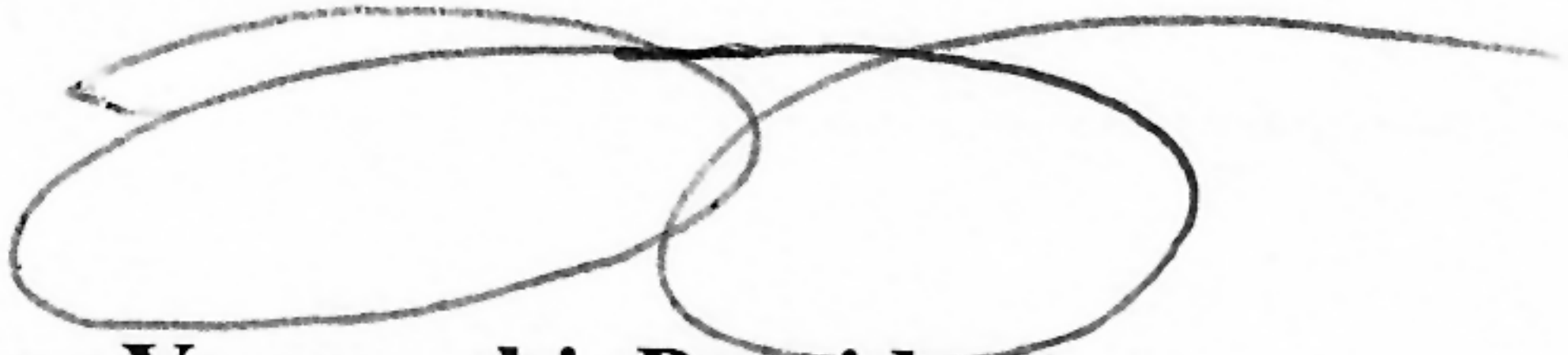
The next meeting is scheduled for February 27th at 6:30 pm at 20252 Eastwood.

8.0 Adjournment

The meeting was adjourned at 9:30 pm.

Minutes taken by Peggy McIntosh and submitted by:
Connie Rivera, Secretary

Approved by:

A handwritten signature in black ink, consisting of two large, overlapping loops, positioned above the name Lee Yamauchi.

Lee Yamauchi, President
