

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JULY 6, 2022**

Crystal Shuman with 360 Community Management called the meeting to order at 6:03pm. Board Members present were Carrie Weeks, Jared Mason, Stephen Bell, Chuck Abel, and Michael Voell. Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present:

Howell 30 – agendas on the website

Amaya 56 – Amaya Clubhouse issues and concerns

Amaya 54 – Maintenance request, gas bill, and pest control

Amaya 53 – Back patio concrete patch work and water on the porch

Howell 16 – cleaning the cobwebs/bird poop on furniture/large duck poop

APPROVAL OF MINUTES: The Board reviewed the June 1, 2022 meeting minutes. Jared moved to approve the meeting minutes as submitted. Carrie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for May 2022. After discussion, Jared moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Steve seconded, vote was ayes, motion carried.

CD AND MONEY MARKET: The Board discussed options and asked management to look into additional banks.

CARPORTR REPAIR PROPOSALS: The Board tabled this item until the next scheduled meeting to review with 3 bids.

HOWELL UTILITY FENCE REPAIR PROPOSALS: The Board tabled this item until the next scheduled meeting to review with 3 bids

RESERVE STUDY PROPOSAL – LEVEL 2: The Board discussed the bid submitted by Barrera and Company for a Level 2 reserve study which calls for an onsite inspection and update. Jared moved to approve Barrera and Company loyalty plan with the level 2 in the amount of \$1,260.00 with the caveat that the proposal signed is not a contract but an agreement. Michael seconded, vote was all ayes, motion carried.

TURF RENOVATION DISCUSSION: The Board reviewed the materials provided by Green Horizon Landscape and will discuss at the next meeting setting up a town hall to allow owners of the Community to see the tentative map. No Board action required at this time.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:18 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JUNE 1, 2022**

Crystal Shuman with 360 Community Management called the meeting to order at 6:02pm. Board Members present were Carrie Weeks, Jared Mason, Stephen Bell and Michael Voell. Board member absent was Chuck Abel. Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present:

Amaya 54: Roof Maintenance

Amaya 12: Gate for Amaya 12-15 is falling off

Howell 16: Carport cleaning is not being maintained

Amaya 56: clubhouse rental cost, cleanout cap is stuck, pressure valve on hose bib.

APPROVAL OF MINUTES: The Board reviewed the May 4, 2022 meeting minutes. Jared moved to approve the May 4, 2022 meeting minutes as submitted. Carrie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for April 2022. After discussion, Michael moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Carrie seconded, vote was ayes, motion carried.

HOWELL LOWER GATE DISCUSSION: The Board discussed other options to prevent homeless people from congregating in the back walkway of lower Howell.

EARL 50 STUCCO REPAIR PROPOSALS: The Board reviewed proposals to repair the stucco damaged on the exterior front of the Earl 50. Jared moved to approve APEX in the amount of \$3,328.00. Michael seconded, vote was all ayes, motion carried.

CARPORT REPAIR PROPOSALS: The Board tabled this item until the next scheduled meeting to review with 3 bids.

HOWELL UTILITY FENCE REPAIR PROPOSALS: The Board tabled this item until the next scheduled meeting to review with 3 bids.

TURF RENOVATION DISCUSSION: The Board was updated with information on management meeting with Green Horizons Landscape to discuss areas of turf reduction to help the Association save on water costs. No Board action required at this time.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:55 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MAY 4, 2022**

Crystal Shuman with 360 Community Management called the meeting to order at 6:02pm. Board Members present were Carrie Weeks, Jared Mason, and Chuck Abel. Board members absent were Stephen Bell and Michael Voell. Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present:

Howell 30: unit 22 has a leak from the gutter in front of the door causing a rust stain on the door.

Amaya 12: asked for the hedges to be trimmed along her pathway.

Howell 28: complained about some of the office staff

Earl 17: checking in on the tree root issue in front of Earl 15 and 16

APPROVAL OF MINUTES: The Board reviewed the February 2022, March 3, 2022, and March 30, 2022 minutes. Carried moved to approve the minutes with the caveat that the March 3, 2022 includes the appointment of Chuck Abel to the minutes. Chuck seconded, vote was all ayes, motion carried. Jared Mason abstained from the March 3, 2022 minutes.

FINANCIALS: The Board reviewed the financials for March 2022. After discussion, Jared moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Carrie seconded, vote was ayes, motion carried.

Action Item: Ask about the BPR check and void. Email the Board with the information.

Action Item: Have the light bulbs changed out by maintenance and not by the electrician to save on costs.

HOWELL LOWER GATE PROPOSAL: The Board tabled this item until the next scheduled Board meeting.

RESERVE STUDY PROPOSALS: The Board reviewed proposals for a Level 3 Reserve Study Update. Jared moved to approve Barrera and Company proposal Level 3 in the amount of \$550.00. Carried seconded, vote was all ayes, motion carried.

EARL 50 AND 51 STUCCO REPAIR PROPOSALS: The Board reviewed proposals to repair the stucco damaged on the exterior front of the units. The Board tabled the proposals for Earl 50. Jared moved to approve 360 Community Maintenance not to exceed \$1,000.00 with the condition that a formal proposal is submitted. Carrie seconded, vote was all ayes, motion carried.

AMAYA 9 WATER SPIGOT: The Board would like a proposal from the landscaper and the plumber for the Board to review at the next scheduled meeting.

CARPORIT REPAIR PROPOSAL: The Board tabled this item until the next scheduled Board meeting.

MR. JANITORIAL INCREASE: The Board reviewed the increase submitted by Mr. Janitorial to increase to \$440.00 per month. Jared moved to approve the monthly increase as submitted by Mr. Janitorial. Chuck seconded, vote was all ayes, motion carried. Jared moved to approve

to stop the cleaning of the dumpster enclosures effective immediately in the amount of \$140.00. Chuck seconded, vote was all ayes, motion carried.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:55 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 30, 2022**

Crystal Shuman with 360 Community Management called the meeting to order at 6:02pm. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, and Michael Voell. Board Member absent Chuck Abel. Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present:

Howell 6: addressed concerns of a privacy screen fencing at lower Howell

Howell 2: also did not want privacy screen, would like more plants. Inquired on gate at lower Howell and asked for some remodels throughout the Community.

Amaya 41: concerns about vehicles not moving in carports. Looks like stored vehicles. Concerned about the utility closets and enclosure by Howell.

Amaya 42: concerned about the pools and the cleanliness. Also stated the bathrooms are filthy.

Howell 30: nothing to address at this time.

APPROVAL OF MINUTES: The Board tabled the March 2, 2022 until corrections are made to both the March 2, 2022 and the February 9, 2022 meeting minutes.

FINANCIALS: The Board reviewed the financials for February 2022. After discussion, Michael moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Jared seconded, vote was ayes, motion carried.

2021 ANNUAL FINANCIAL REVIEW: The Board reviewed the 2021 Annual Financial Review submitted by Newman and Associates, CPA. Stephen moved to approve the 2021 Annual Financial Review as submitted. Michael seconded, votes 3 approve. Jared abstains.

Action Item: Have landscapers check the irrigation in front of Amaya 32-34. Need to ensure sprinklers were turned off. Only run off water from upper sprinklers should be watering to green belt.

Action Item: Follow up with irrigation audit.

SDGE UPDATE: The Committee is waiting on electrician proposals.

ROOFING CLARIFICATION: The Board and management clarified that the seals around homeowner's solar tubes and skylights are the responsibility of the owner not the HOA. At the previous meeting, it was stated that the HOA would handle the seals which is incorrect per the Association's CCRs.

HOWELL LOWER GATE PROPOSAL: The Board tabled this item until the next scheduled Board meeting.

Action Item: Check with 360 Community Maintenance if they would be able to complete the gate project at lower Howell. Tabled ProTec proposal until further notice.

EARL AND HOWELL POOL RESURFACING PROPOSALS: The Board tabled this item until the next scheduled Board meeting.

Action Item: RFP for Howell Roof replacements to 2 other roofing companies.

LANDSCAPE (GIANT BIRD OF PARADISE PROPOSAL): The Board reviewed trimming the Giant Birds of Paradise submitted by Green Horizon Landscape. Stephen moved to appoint Michael Voell to inspect the Giant Birds of Paradise and let the Board and Management know which ones will need trimming and which ones can wait via email. Carrie seconded, vote was all ayes, motion carried.

LANDSCAPE (LOWER HOWELL FENCE PROPOSAL): The Board reviewed the privacy screen proposal submitted by Green Horizon Landscape to remove the existing shrubs and install shade cloth to provide privacy in the amount of \$3,592.00. Carrie moved to deny the proposal as submitted. Stephen seconded, vote was all ayes, motion carried.

The Board reviewed a second proposal submitted by Green Horizon to install 12 5-gallon plants and new irrigation in the amount of \$1,420.00. Jared moved to approve the proposal with the reduction of the number of plants from 12 to 6 5-gallon for a total amount of \$1,210.00. Stephen seconded, vote was all ayes, motion carried.

POOL CHAIRS: The Board reviewed the updated costs chairs and chaises from Contract Furniture Company. The Board wants 1 table and 4 chairs at the Howell pool. 4 chairs at the Amaya pool, and 2 at the Earl pool. Place 2 chaises at the Amaya, Earl, and Howell pools. Jared moved to approve the furniture set up and to Not To Exceed the amount of \$3,500.00. Michael seconded, vote was all ayes, motion carried.

Action Item: Look at Home Depot and Lowes for the tables and side tables to save some costs.

ARCHITECTURAL APPLICATIONS: No architectural applications to review at this time.

Action Item: Need to review the ring doorbell as per the CCRs, those are supposed to be reviewed by the Board.

Action Item: Update website. Also, look into a monthly calendar.

Action Item: Ask Mr. Janitorial to clean the pool furniture once a month.

Action Item: Revise the parking letter and work on an amendment for visitor parking. (Have on next scheduled Agenda)

Action Item: Need to clarify the fencing responsibility with the CCRs. Shared responsibilities.

Action Item: Have the lower Amaya gates adjusted to ensure they close along with the Howell Pool gates.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:00 p.m. and the Board reconvened in Executive Session.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD MARCH 2, 2022**

Crystal Shuman with 360 Community Management called the meeting to order at 6:02pm. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, Michael Voell, and Chuck Abel. Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present:

Howell 30: Inquiry regarding parking

Amaya 54: Roof Repairs and drainage issues

Amaya 53: Patio concrete issue, concrete walkway off condo, stucco repair back of fence (between fence and carports)

Howell 19: Roof Repairs

Howell 22: parking

Amaya 56: Hydrojetting and dryer on Amaya

It was announced that Chuck Abel was appointed to the Board of Directors through the year 2023.

APPROVAL OF MINUTES: The Board reviewed the minutes of the January 2022 meeting. After discussion, Michael moved to approve the minutes as presented. Chuck seconded, vote was all ayes, motion carried.

Action Item: Moving forward include all action items, homeowner forum inquiries, and architectural applications in the minutes.

FINANCIALS: The Board reviewed the financials for January 2022. After discussion, Jared moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Carrie seconded, vote was ayes, motion carried. Michael abstained.

SDGE UPDATE: The Committee regarding if the Community and homeowners can upgrade the electrical panels. SDGE informed the Committee it is a possibility, however, there needs to be confirmation from a certified electrician that the utility closets for each building can upgrade. No Board action required at this time.

HOWELL LOWER GATE PROPOSAL: The Board discussed the installation of the gate at the lower Howell area. Michael moved to approve 360 Community Maintenance 2021 summer bid in the amount of \$3,894.22 with the caveat to be completed within five weeks. Carrie seconded, vote was all ayes, motion carried.

Action Item: Check with 360 Community Maintenance if they would be able to complete the gate project at lower Howell. Tabled ProTec proposal until further notice.

ROOF INSPECTION REPORTS: The Board reviewed the roof inspection reports submitted by Alta Roofing. Carrie moved to approve Alta Roofing to repair the Amaya Roofs. Stephen seconded, vote was all ayes, motion carried.

Action Item: RFP for Howell Roof replacements to 2 other roofing companies.

Amaya 54 Roof Proposal: The Board reviewed the proposal submitted by Alta Roofing. This was to address roofing concerns the homeowner’s home inspection reported. Carrie moved to approve the repairs. Chuck seconded, vote was all ayes, motion carried.

BPR EARL SIDEWALK PROPOSAL: The Board reviewed the sidewalk grinding for Earl submitted by BPR. Michael moved to approve the proposal for sidewalk “grinding”/slicing. Chuck seconded, vote was all ayes, motion carried.

BPR AMAYA SIDEWALK RATIFICATION: The Board reviewed the sidewalk grinding for Amaya submitted by BPR. Michael moved to ratify the proposal for sidewalk “grinding”/slicing. Chuck seconded, vote was all ayes, motion carried.

LANDSCAPE (GIANT BIRD OF PARADISE PROPOSAL): The Board tabled this item.

TEMPORARY PARKING: The Board tabled this item.

ARCHITECTURAL APPLICATIONS: 9320-17: The Board reviewed the application to install a patio cover. Michael moved to approve the architectural application. Carrie seconded, vote was all ayes, motion carried.

Action Item: Management to contact the arborist to inspect the trees next to Earl 17, Amaya 12, Amaya 54, and Howell 16. Howell 16 the tree was removed, but the patio was damaged from the tree roots.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:15 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD FEBRUARY 9, 2022**

Crystal Shuman with 360 Community Management called the meeting to order at 6:01pm. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, Michael Voell, and Chuck Abel. Rachael Robenolt and Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present, there were inquiries about Drone rules. Looking at the Howell/Earl pools resurfacing, tiles crack.

APPROVAL OF MINUTES: The Board reviewed the minutes of the December 2021 meeting. After discussion, Jared moved to approve the minutes as presented. Carrie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for November and December 2021. After discussion, Michael moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Stephen seconded, vote was all ayes, motion carried.

LIEN APPROVALS: The Board reviewed a notice of intent to lien for parcel #486-670-28-07 and parcel #486-670-26-20. Management advised the delinquent owners to have not made a payment. Jared moved to approve to lien against parcel #486-670-28-07 and parcel #486-670-26-20 a per the Association's Collection Policy. Chuck seconded, vote was all ayes, motion carried.

SDGE UPDATE: The Board was provided an update from the Committee regarding if the Community and homeowners can upgrade the electrical panels. SDGE informed the Committee it is a possibility, however, there needs to be confirmation from a certified electrician that the utility closets for each building can upgrade. No Board action required at this time.

ELECTION BY ACCLIMATION: The Board was provided an update on the State's legislature with the changes to Annual Election and Ballots. There are additional notifications that will be posted prior to ballots. If the number of candidates is the same as the number of Director seats then there will be no need for an actual ballot. The Board will need to approve the election by acclimation each year.

ELECTION PROPOSAL: The Board reviewed the proposal submitted by HOA Elections of California in the amount of \$985.00. The Notary Public offers to open and count the ballots for \$1.00 per door in the total amount of \$150.00. Jared moved to approve the Notary Public in the amount of \$150.00. Michael seconded, vote was all ayes, motion carried.

SUMP PUMP PROPOSALS: The Board tabled this item until management to meet with Green Horizons to get clarification.

LANDSCAPE (STRAW WATTLE EARL 20/30 PROPOSAL): The Board tabled this item.

LANDSCAPE (GIANT BIRD OF PARADISE PROPOSAL): The Board tabled this item.

TEMPORARY PARKING: The Board tabled this item.

ARCHITECTURAL APPLICATIONS: 9320-10: The Board reviewed the application to remove the old AC unit in the wall and seal the hole with stucco. Chuck moved to approve the architectural application to remove the old AC unit and seal the hole with stucco with the condition to use the correct stucco color scheme. Jared seconded, vote was all ayes, motion carried.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:15 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD DECEMBER 1, 2021**

Crystal Shuman with 360 Community Management called the meeting to order at 6:03pm. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, Michael Voell, and Chuck Abel. Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present, but none had anything to bring to the Board at this time.

APPROVAL OF MINUTES: The Board reviewed the minutes of the November 2021 meeting. After discussion, Michael moved to approve the minutes as presented. Jared seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for October 2021. After discussion, Jared moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Michael seconded, vote was all ayes, motion carried.

CONCRETE GRINDING: The Board reviewed the proposals submitted to grind the medium and high concrete sidewalk trip hazards. Carrie moved to approve BPR in the amount of \$2,995.00. Jared seconded, vote was all ayes, motion carried.

URGENT BOARD DELEGATE DECISIONS: There were no urgent board decisions currently to ratify.

SDGE UPDATE: There were no updates currently from the Committee.

ROOF MAINTENANCE PROPOSALS: The Board reviewed the proposals to have the roofs inspected for Howell and Amaya. Jared moved to approve Alta Roofing in the amount of \$2,200.00 to inspect the roofs of Howell and Amaya. Michael seconded, vote was all ayes, motion carried, vote was all ayes, motion carried.

LANDSCAPE (PRE-EMERGENT PROPOSAL): The Board reviewed a proposal from Green Horizons to spread pre-emergent for the turf. The Board motioned to not approve at this time as the Community is working on a turf rebate.

LANDSCAPE (LEMON TREE PROPOSAL): The Board reviewed a proposal from Green Horizons to remove and stump grind a lemon tree in front of Amaya 7. The Board motioned to not approve at this time as the arborist does not see the tree roots causing any damage to the building.

CHLORINATOR PROPOSALS: The Board reviewed proposals to install an automatic chlorinator for the Amaya pool. The Board tabled this item until the next scheduled meeting.

HOWELL GATE PROPOSALS: The Board reviewed proposals to install a gate at the Howell entrance to prevent vagrants from entering the Community and hiding behind the walls. Michael moved to approve ACP to install the gate in the amount of \$3,600.00. Stephen seconded, vote was all ayes, motion carried.

ARCHITECTURAL APPLICATIONS: The Board reviewed an architectural application from the owner of Earl 10 to install new windows for the living room and bedroom as well as to remove the old AC unit and install a window. Stephen moved to approve the new windows for the living room and the bedroom as long as the windows match the aesthetic of the Community. Chuck seconded, vote was all ayes, motion carried.

Stephen moved to deny the removal of the old AC unit and install a window. Chuck seconded, there are 4 ayes, 1 opposed, motion carried. The Board did suggest for the owner to resubmit an architectural application to remove the old AC unit and to fill the hole with stucco so to match the aesthetic of the Community.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 6:46 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD NOVEMBER 3, 2021**

Brittany Vik with 360 Community Management called the meeting to order at 6:03pm. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, Michael Voell, and Chuck Abel. Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: Homeowners were present, but none had anything to bring to the Board at this time.

APPROVAL OF MINUTES: The Board reviewed the minutes of the October 2021 meeting. After discussion, Jared moved to approve the minutes as presented. Chuck seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for September 2021. After discussion, Michael moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Carrie seconded, vote was all ayes, motion carried.

2021 FINANCIAL REVIEW AND TAX PREPARATION: The Board reviewed proposals for the annual financial review and tax preparation. After discussion, Michael moved to approve the proposal from Newman and Associates in the amount of \$1,250.00. Chuck seconded, vote was all ayes, motion passed. Management was instructed to solicit proposals for a forensic audit.

CONCRETE GRINDING: The Board tabled this item until the next scheduled meeting. The Board did request to start with Howell as a small section to review.

URGENT BOARD DELEGATE DECISIONS: Upon a motion made, seconded, and carried, the following Board delegate decisions were ratified: Jared motioned, Michael seconded, all ayes, motion passed.

Howell Pool Repair
Pool Care Solutions
\$490.00

SDGE UPDATE: The Board was provided with an update from the Committee regarding the possibility of upgrading the electrical capacity throughout the Community. The Committee requested a proposal from Kennedy Electric to come out and meet with SDGE. After discussion, a motion was made, seconded, and carried to approve Kennedy Electric to meet with SDG&E at a rate of \$90.00/hour for up to four (4) hours.

ROOF MAINTENANCE PROPOSALS: The Board reviewed the proposals to have the roofs inspected for Howell and Amaya. The Board agreed the proposals are not apples to apples. Management was instructed to ask Paradise Roofing to submit a proposal for roof inspections only, not including any repairs.

HOWELL BUILDING REPAIRS: The Board reviewed proposals submitted by ACP and ProTec Building Services to caulk the cracks in the rear upper bedroom wall of Howell. Upon a motion duly made, seconded, vote was all ayes, motion carried. , and carried, the Board approved ProTec Building Services to caulk the cracks in the rear upper bedroom in the labor amount of \$160.00.

SUMP PUMP INSPECTION: The Board reviewed a proposal from Perry Plumbing to have the sump pumps throughout the property inspected and tested. Upon a motion made, seconded, and carried, the Board approved the proposal at a cost of \$412.00.

LANDSCAPE (OVERSEEDING PROPOSAL): The Board reviewed a proposal from Green Horizons to oversee the turf areas throughout the Community. Upon a motion made, seconded, and carried, the Board denied the proposal in the amount of \$2,500.00, but would like follow up on why the amount increased significantly from the previous year.

ARCHITECTURAL APPLICATIONS: The Board reviewed an architectural application from the owner of Earl 58 to install skylights. Upon a motion made, seconded, and carried, the Board approved the homeowner's request to install skylights with the condition that any damages interior or exterior is the owner's responsibility and will transfer to any new owner.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:26 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD OCTOBER 6, 2021**

Brittany Vik with 360 Community Management called the meeting to order at 5:56pm. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, Michael Voell, and Chuck Abel. Rachael Robenolt and Crystal Shuman with 360 Community Management was also present.

OPEN FORUM: The owner of Earl 28 spoke to the Board regarding the downspout by the front window, someone is getting into the utility closet by Earl 33. Owner of Earl 46 spoke to the Board regarding the tenants and the rules that are not being followed. Owner of Howell 30, regarding smoking. Howell 23 spoke to the Board regarding the pool and the solar not working. Howell 18 spoke to the Board thanked management for sending out the gutter cleaning, no backup in a long time.

Amaya 43 flooding in her backyard. Green Horizons follow up
Howell 15, green algae on the wall. Green Horizon will need to adjust the sprinkler to not hit the wall, follow up. Retaining wall behind it.

Next Agenda – parking enforcement

Downspout of Earl 28 – maintenance
Utility closet by Earl 33 - maintenance

APPROVAL OF MINUTES: The Board reviewed the minutes of the August 2021 meeting. After discussion, Jared moved to approve the minutes as presented. Steve seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for June– August 2021. After discussion, Michael moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Jared seconded, vote was three ayes, motion carried with the condition for follow up to Jared's inquiries.

RESERVE STUDY: The Board reviewed the draft reserve study. After discussion, Steve moved to approve the reserve study as presented. Chuck seconded, vote was all ayes, motion carried.

2021 BUDGET: The Board reviewed the draft 2022 budget. After discussion, Michael moved to approve the budget as presented with an increase of 5% for 2022, Stephen seconded, vote three ayes, two naves, motion carried.

Michael motioned, Chuck seconded, with all ayes. with changes to line item plumbing/pipelining to increase to \$35,000.00 Annual Budget, line item lighting to decrease to \$12,000.00 to the Annual Budget, line item sewer to decrease to \$38,000.00 to the Annual Budget. Line item irrigation repair to decrease to \$7,500.00.

Proposals for roof inspections. Earl was done in 2008, look at Howell and Amaya.

Green Horizon on turning the irrigation off during the rains.

POOL FURNITURE: The Board tabled this item until the December Agenda.

CONCRETE GRINDING: The Board reviewed the annotated concrete grinding proposal from BPR submitted by Jared and Chuck, prioritizing the trip hazards identified in the proposal. Revised proposal and additional bids with highs only and a second proposal with highs and mediums.

EMERGENCY BOARD DECISIONS: Upon a motion made, seconded, and carried, the following emergency Board decisions were ratified: Jared motioned, Michael seconded, all ayes, motion passed.

Amaya pool remodel increased contract price
Aguaspecs
\$2,220.00
Approved 6/10/21

Amaya pool filter replacement
Pool Care Solutions
\$2,190.00
Approved 7/13/21

Earl pool light fixture replacement
Pool Care Solutions
\$990.00
Approved 7/13/21

URGENT BOARD DELEGATE DECISIONS: Upon a motion made, seconded, and carried, the following Board delegate decisions were ratified: Jared motioned, Michael seconded, all ayes, motion passed.

Earl pool light wiring
Kennedy Electric
\$325.00
Approved 8/18/21

Howell 5 – Architectural Approval
Rewire unit and replace breakers due to failure of underground wiring
Approved 9/22/21

POOL HANDRAIL REPAIR: The Board reviewed proposals to repair the loose handrail on the Earl pool. After discussion, Jared moved to approve the proposal from Pool Care Solutions at a cost of \$1,090.00. Carrie seconded, vote was all ayes, motion carried.

Close the pool on Earl until it is repaired.

POOL DECK PRESSURE WASHING: The Board tabled this item until after the raining season and will be on the March Agenda.

GUTTER & DOWNSPOUT CLEANING: The Board reviewed proposals to clean the gutters & downspouts. After discussion, Michael moved to approve the proposal from ACP at a cost of \$7,750.00. Stephen seconded, vote was all ayes, motion carried.

SEWER PIPE LINING: The Board reviewed an e-mail from SPT regarding the sewer pipe lining under Amaya 52-54. They advised an additional cleanout needs to be installed in the patio of Amaya 53 to access the main sewer pipe and continue the lining. It was noted the installation would be done at no additional cost to the Association. After discussion, Jared moved to approve the cleanout installation. Michael seconded, vote was all ayes, motion carried.

Replace the light in the corner of the Earl clubhouse next to the entrance by the gate.

Pipe line in writing if the lines need to be jetted or not.

SEWER LINE HYDROJETTING: The Board reviewed proposals for the annual property hydrojetting. Jared motioned, Carrie seconded, all ayes, motion carried with the contingent Perry Plumbing will be responsible if they damage any lined pipe as well as from SPT.

HELIX WATER DISTRICT WATER AUDIT: The Board reviewed the water audit report conducted by Helix Water District.

LANDSCAPING: The Board tabled the proposal from Green Horizons to either install a faux rock over the landscape irrigation box in front of Howell 6 or lower the irrigation box into the ground.

The Board reviewed a proposal from Green Horizons to install a white Bird of Paradise tree on the back corner of Amaya 3 where a dead tree was recently removed. After discussion, Michael moved to approve the proposal at a cost of \$175.00. Chuck seconded, three ayes, one nay, motion carried.

MAINTENANCE: The Board tabled an e-mail from Jared concerning the small walkway in front of Earl 25 that goes up the slope to the walkway in front of Earl 26-33. Jared advised the walkway is narrow with a sideways pitch, and advised the Board to consider removing the walkway or installing a handrail.

ARCHITECTURAL APPLICATIONS: The Board reviewed an architectural application from the owner of Howell 28 to replace their front door and install a screen door. Jared motioned, Chuck seconded, all nay as the application is not in compliance with the Association's door guidelines. Front door can have the window as long as there is a Security door must be black, no pet door.

The Board reviewed an architectural application from the owner of Amaya 30 to replace their windows and sliding glass doors, to be self-installed. Michael motioned, Chuck seconded, all vote ayes, motion carried with the condition that _____.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:26 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD AUGUST 3, 2021**

Brittany Vik with 360 Community Management called the meeting to order at 6:01 p.m. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, Michael Voell, and Chuck Abel. Rachael Robenolt from 360 Community Management was also present.

OPEN FORUM: Jared advised the plants on the slope behind Howell 16-18 are growing into the sidewalk, and the Bird of Paradise on the way his carport is also growing into the walkway. Jared suggested janitorial clean the pool furniture once/month. Jared also advised the Earl pool is dirty and needs to be cleaned.

Management was instructed to ask Aquaspecs for a copy of the permit for the Amaya pool remodel before releasing the final payment, and to request the Amaya pool reopening date.

Management was instructed to solicit a proposal to pressure wash the Earl pool deck.

The Board agreed to hold the September meeting onsite.

APPROVAL OF MINUTES: The Board reviewed the minutes of the July 2021 meeting. After discussion, Michael moved to approve the minutes as presented. Jared seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for June 2021. Jared moved to table the financials for further review. Chuck seconded. Vote was all ayes, motion carried.

APPROVAL OF LIENS: The Board reviewed a notice of intent to lien for parcel #486-670-26-20. Management advised the delinquent owner made a payment on August 2, 2021. Michael moved to table the lien approval for the next meeting if the balance is not paid off. Carrie seconded, vote was all ayes, motion carried.

INVESTMENT RECOMMENDATIONS: The Board reviewed investment recommendations from Morgan Stanley for the two (2) \$50,000.00 CD's that recently matured. Morgan Stanley recommended investing in one eighteen (18) month CD and one twenty-four (24) month CD. After discussion, Michael moved to purchase one twelve (12) month \$50,000 CD at 0.10% interest and leave the remaining \$50,000 in the money market account. Jared seconded, vote was all ayes, motion carried.

SIGN INSTALLATION: The Board reviewed the proofs from Fast Signs for the community sign replacements. The Board agreed that the font color needs to be changed from white to the cream/beige color of the existing signs. After discussion, Jared moved to approve the proofs pending the font color change. Stephen seconded, vote was all ayes, motion carried.

CONCRETE GRINDING: The Board reviewed a proposal from BPR Inc. to grind down the concrete sidewalk and pool deck trip hazards throughout the community. It was noted that Earl was not included in the proposal. Jared and Chuck volunteered to inspect the areas identified on the proposal and Management was instructed to ask BPR to revise their proposal to include the Earl section.

POOL FURNITURE: The Board reviewed pool furniture options. Jared and Chuck volunteered to take inventory of the pool furniture and make recommendations for each pool.

PARKING ENFORCEMENT: The Board discussed parking enforcement and towing vehicles that are stored, do not display the requisite parking tag, or have expired registration tags. Management was instructed to confirm the notification requirements with Western Towing.

LANDSCAPING: The Board reviewed a proposal from Green Horizons to install a white Bird of Paradise tree behind the patio fence of Amaya 3 where a dead tree was recently removed. Management was instructed to ask Green Horizons if the Bird of Paradise tree is drought tolerant, and if they have a better recommendation on a tree that will provide privacy while being drought tolerant and non-root invasive.

The Board reviewed a proposal from Green Horizons to remove and flush cut the Bottlebrush tree in front of Amaya 22 that is too close to the building. After discussion, Stephen moved to approve the proposal at a cost of \$325.00 subject to the owner of Amaya 22 agreeing to the removal. Michael seconded, vote was all ayes, motion carried.

The Board agreed that the landscape service from Green Horizons has been inadequate recently, including allowing the grass to die, blowing around debris and not picking it up, not completing tasks as requested, and not trimming overgrown plant material. Management was instructed to invite a representative from Green Horizons to attend the September meeting and discuss their service.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence, and delinquency issues.

A motion was made to adjourn the meeting. The motion was seconded. Vote was all ayes, motion carried. The meeting was adjourned at 7:26 p.m.

Attested: _____ Date: _____

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING HELD JULY 7, 2021**

Brittany Vik with 360 Community Management called the meeting to order at 6:02 p.m. Board members present were Stephen Bell, Carrie Weeks, Jared Mason, Michael Voell, and Chuck Abel. Rachael Robenolt from 360 Community Management was also present. One owner was in attendance.

OPEN FORUM: The owner of Howell 30 was present to request the Board consider moving the meetings back to in person.

Jared suggested the Board move the meetings back to in person, and noted Helix Water District is in the process of completing their water audit, and have identified several irrigation leaks.

Management was instructed to issue letters to the management company and owner of the Serena Vista apartment complex regarding their tenant's constant abuse of the Grossmont Village trash dumpsters.

APPROVAL OF MINUTES: The Board reviewed the minutes of the June 2021 meeting. After discussion, Chuck moved to approve the minutes as presented. Carrie seconded, vote was all ayes, motion carried.

FINANCIALS: The Board reviewed the financials for May 2021. After discussion, Michael moved to approve the financials as presented, subject to the CPA's year-end review, and in accordance with the California Civil Code. Stephen seconded, vote was three ayes, motion carried.

POOL SERVICE: Management advised a letter was issued to the pool vendor outlining the current service issues, with a deadline of fourteen (14) days to improve their service. The pool vendor contacted Management and advised they are unable to improve their service, and voluntarily ended their contract on June 30, 2021.

The Board reviewed proposals for monthly pool service. After discussion, Michael moved to approve the service proposal from Pool Care Solutions for three (3) months, at a cost of \$1,090.00/month for winter service and \$1,190.00/month for summer service. Carrie seconded, vote was all ayes, motion carried.

The Board reviewed a proposal from 1 Stop Pool Pros to install chemical control systems at all three (3) pools. Management was instructed to ask for a price breakdown of the pumps and controllers, and solicit additional proposals.

AMAYA POOL START-UP: The Board reviewed a proposal from Pool Care Solutions to perform the pool start-up at the Amaya pool once the renovations are complete. After discussion, Stephen moved to approve the proposal at a cost of \$490.00, and instructed management to ask Pool Care Solutions for a price reduction in consideration of the newly awarded pool service contract. Carrie seconded, vote was all ayes, motion carried.

BOARD DELEGATION: The Board discussed delegating two (2) Board Members to make urgent, non-emergency decisions outside of Board Meetings. After discussion, Jared moved to appoint the President and Treasurer as the Board delegates, with the authority to approve urgent, non-emergency matters on an as needed basis, at not to exceed amount of \$750.00 per matter. Chuck seconded, vote was all ayes, motion carried.

LANDSCAPING: The Board reviewed an e-mail from Jared regarding an erosion issue near Amaya 54. It was noted that after the brick planter in this area was removed, some of the dirt was put in the planter bed on the side of Amaya 59. It was also noted the roots from the split leaf philodendron in the same area should be inspected to ensure they are not causing any damage to the building. Management was instructed to have Green Horizons inspect and address both issues.

Management informed the Board of the upcoming tree trimming schedule.

MAINTENANCE: The Board reviewed an e-mail from Jared regarding a potential trip hazard in the sidewalk in front of Howell 18. Management was instructed to solicit a proposal from BPR to walk the property and provide a proposal to grind down any trip hazards, including on the pool decks.

The Board reviewed the reports for the completed monthly maintenance work orders and open work orders. Jared made a motion for maintenance to inspect and repair stucco damage ten (10) feet in all directions to ensure no additional repairs are needed. Michael seconded, vote was all ayes, motion carried.

EXECUTIVE SESSION SUMMARY:

The Board addressed disciplinary action, homeowner correspondence and delinquency issues.

Attested: _____ Date: _____