
Villa Dominique Viewhome Association

MINUTES OF MEETING

BOARD OF DIRECTORS

JUNE 17, 2014

A meeting of the Board of Directors of Villa Dominique Viewhome Association was called to order by the President, Jim Casson, at 6:00 p.m. on Tuesday, June 17, 2014, in the Pool Area Meeting Room at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard in San Diego, California.

A quorum was established as the following Directors were in attendance:

Directors present: Jim Casson, President
 Michael Gall, Vice President
 Stuart Fromson, Treasurer
 Susan Brasser, Secretary
 Lynda Cote, Director

Also present: Susan Griffin, Community Association Manager, N. N. Jaeschke
 Interested Homeowners (6)

OPEN FORUM FOR HOMEOWNERS

Homeowners at the meeting had comments on the garage/parking violations, landscape spraying and irrigation water usage.

COMMITTEE REPORTS

Pool Committee: Adam Smith reported that the drinking fountain at the pool area was leaking and needed to be repaired.

Architectural Committee: Stuart Fromson reported that during the month the Architectural Committee had approved 2 awning installations and two homes for window replacements. He also reported that a resident had replaced a garage door but had not submitted an architectural application.

MINUTES

Board members reviewed the minutes of the prior meeting. A motion was made, seconded and carried to approve the minutes of the May 6, 2014 Board of Directors meeting as submitted.

FINANCIAL

Stuart Fromson, Treasurer reviewed the financial reports for the months ending April 30, 2014 and May 31, 2014. A motion was made, seconded and carried to accept the financial statements subject to the year end review by the Association's CPA.

MANAGEMENT REPORT

Summary of Last Executive Session. There was no Executive Session after the May 6, 2014 Board meeting.

Parking Lot: Lyle Cocking asked that the parking lot be discussed. He reviewed the criteria for parking in the over flow lot with the Board. No action was necessary.

Tree Replacements: Michael Gall asked that two trees be planted between 4755 and 4761 Seda Drive. Two trees were removed in this area in 2013. The Board will look at this area on the next walk thru.

Insurance Renewal: The Association's insurance renews on August 16, 2014. However the Board meeting is on August 19. A motion was made, seconded and carried to approve the insurance renewal if it does not exceed the budgeted amount of \$19,426.

Brush Management-Seda: Management presented a proposal from Park West Landscape for the brush management on the Seda Drive slope at a cost of \$4,819. It was noted that this fee had not changed for the last two years. A motion was made, seconded and carried to approve the proposal with the work to begin after July 1, 2014.

Irrigation Drains: Management presented a proposal to install an irrigation drain behind 4768 Seda and to connect the drain to the main drain. The cost for this drain is \$589.00. A motion was made, seconded and carried to approve the proposal.

Landscape Requests: Management presented e-mails received from homeowners with requests for work to be done by the landscapers. A homeowner asked that the landscape company blow out the entry ways of the units inside the gated area. The Board members declined to approve this request as the areas inside the gated areas belong to the homeowner, not the Association. A homeowner sent an e-mail noting that the irrigation was coming on between 8:00 a.m. and 9:30 a.m. in most areas and recommended that watering begin earlier in the morning. The Board members stated that the irrigation had already been changed to come on at 7:30 a.m. The same homeowner recommended that the landscapers not blow the streets but instead spend the time raking the lawns and cleaning the hillsides. The Board declined to approve her recommendation as they felt that the streets needed to be cleaned of leaves and debris at least once a week.

Irrigation Survey: The Board reviewed the irrigation survey done by N. N. Jaeschke, Inc. The recommended irrigation up-grades would cost \$14,842 to complete. The savings in water would only amount to about \$4,000 to \$6,000 per year. The Board declined to approve the proposal as the pay-back did not justify the expenditure.

Landscape Irrigation Committee: The Board members felt that a committee needed to be formed to look into irrigation upgrades in order to save water. A motion was made, seconded and carried to form a Landscape Irrigation Committee consisting of Lyle Cocking (Chairperson), Jerry Bierman, Michael Gall, and Susan Brasser.

Landscape Proposals: Management presented proposals from three landscape companies. The Board reviewed the proposals but had questions about each of the proposals. Board members will review the proposals again and forward any questions to management who will find out the answers for the next Board meeting.

ANNUAL CALENDAR REVIEW

Management presented the calendar for 2014. The Board members felt that they could attend the walk thru if it was held at 4:00 p.m. The time for the walk thru will be changed.

NEXT MEETING

The next Board of Directors meeting will be held on **July 15, 2014.**

ADJOURNMENT

There being no further business to come before the meeting, upon a motion made, seconded and carried, the meeting was adjourned at 7:40 p.m. into Executive Session to discuss violations.

Secretary: _____

Jim Brasser

Date: _____

7/15/14