

Casa del Sol Association, Inc.
Board Meeting Minutes Wednesday, May 15, 2019

DRAFT

- Meeting called to order by President, Ed Curran at 6:00PM.
- Quorum was met. Directors present: Ed Curran/ President, Travis Herbert/Treasurer, Debora Bickel/Secretary, Jenny Kidd/Ameri-Tech Property Manager and Leona Schultze/Director at Large.
- Proof of Notice posted on all bulletin boards on 5/13/2019 at 9:00 AM by Ed Curran.
- Motion made by Ed Curran to waive the reading of the 2/20/2019 Board Meeting minutes and approve. Seconded by Travis Herbert. Passed by Travis, Ed and Debora and Opposed by Leona. Leona stated the 2/20/19 minutes under ~~New~~ Business one of the bullets was inaccurate: ~~The~~ personal Unit owners are claiming their insurance is not accepting the 2009 Wind Mitigation certificate. Phil Colettis stated each owner could hire their own inspector to obtain what they need or wait until the Board continues to try to obtain one for them.+ Per Leona, she claims she had checked with an Attorney no Unit Owner can hire their own inspector if the building is more than two stories. No Attorney name or documentation was provided to reinforce her claim. However, the issue is closed as the 2019 Wind Mitigation certificate has been received and available to all Unit Owners.
- **Treasurer's report** given by Travis Herbert:
 - **Alhambra** ends 4/30/2019 with \$8,718.58 in operating and \$9,628.84 in reserves.
 - **Barcelona** ends 4/30/2019 with \$31,911.18 in operating and \$26,321.79 in reserves.
 - **Cadiz** ends 4/30/2019 with \$27,775.11 in operating and \$25,547.37 in reserves.
 - **Madrid** ends 4/30/2019 with \$22,570.55 in operating and \$9,006.76 in reserves.
 - **Master** ends 4/30/2019 with \$2,333.81 in operating and \$33,433.16 in reserves. (Operating is low do to the Insurance being paid.)
 - Travis stated the negatives reflected in the building reports is due to the cable, water/sewer and Insurance. These negatives will disappear at years-end.
- **Manager's report** given by Jenny Kidd:
 - Bids/Proposals . Walker and Superior Fence proposals are attached.
 - Maintenance Requests . The Spa has had various issues over the last month. However, all of those issues should be resolved.
 - Violations . None this month.
 - Other Issues:
 - A return of \$1,930.00 will be returned/credited directly by the carrier from the new wind mitigation report.
 - Kobe Restaurant has requested residents no longer park in their lot.
 - After myself (Jenny), Ed and Debora meet with the Fire Inspector and Fire Marshal, we provided original contract property plans obtained from the County and furnished to them. We have received a report

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closing the issue of having to put in a gate in the fence line at the old construction entrance by Madrid.

- The other issues noted on the fire inspection report have been forwarded to Piper Fire to be resolved. Piper will provide the logs and have ordered the required signs from a vendor and they will be posted as soon as they arrive.

- **New Business:**

- Painting Bids for entire property & cement walls:
 - Lowes - \$12,500
 - Daly - \$10,700
 - Jose - \$5,000
 - Dalton - \$4,500

Motion made by Ed to except Dalton's bid. Seconded by Travis Herbert. Passed by Ed, Travis and Debora and opposed by Leona. Leona stated she never received copies of these bids and would like to see them. Ed will forward them to Jenny and she will provide them to her.

- Fence Bids for the six foot Vinyl Beige Shadow Box to replace fencing owned by Casa del Sol:
 - Walker - \$81,000, Guarantee - 1 year with Warranty . 15 years
 - Superior - \$70,00, Guarantee . 3 years with Warranty - Lifetime

NOTE: The Fountains stated that they will not be replacing their portion of the fencing do to their financial issues.

Motion made by Ed to accept Superior bid. Seconded by Travis Herbert contingent if brown vinyl is available (first choice) verses beige. Passed by Ed, Travis and Debora and opposed by Leona.

- **Old Business:**

- **Open Discussion:**

- Unit 302C is still claiming the crack between her window and sill is becoming larger and Phil Colettis/Ameri-Tech Director of Operations who came out to look at it stated he didn't have the authority to address the situation.
- Unit 107M claims the drainage behind her Unit is bad.
- Unit 302A asked if she could pour bleach in the rocks in front of Unit 101A as she allows her dog to relieve itself there and the smell at times is very overwhelming.

- Motion to adjourn made by Ed Curran at 6:43PM, Travis seconded the motion was passed by Ed, Travis and Debora, opposed Leona Schultz.