

## PORTO CIMA TOWNHOME POA BOARD OF DIRECTORS MEETING

April 27, 2019

Bill Manion, president, called meeting to order at 9:00 a.m. Quorum present.

Board Members present: Bill Manion, Fred Miller, Jim Murphy, Lynn Diggs, Jim Butler, Lee Eise, Paul Pederson.

Also in attendance: Todd Nelson, Nelson Land Management. Homeowners: Steve Bartlett, Beth & Charles Moore, Karen Fry, Pam Kuzluwski, Jim \* Joyce Colman, Barb & Ed Myles, Sharon & Al Davison.

Jim Murphy presented the Finance Committee report. Noting reserve account balances and a/c receivable balances showing marked improvement with the new collection policy, effecting more timely payment. Email communication has been favorably accepted by the membership with only 1 of 104-unit owners objecting to e-mail distribution of invoices, and is credited with better collection results. There will be a review on contract vendors, including land, web site, insurance, management and liability. It has been suggested we increase the one million dollar umbrella liability policy to five million dollar, at an increase premium of \$830. Bill Manion moved to accept Finance Committee Report, second/ approved.

Maintenance discussion. Huston update regarding common ground. Punta Pilato rock work and lights. Accounting procedures. Concern expressed Huston may have exceeded capabilities in some work. Discussion regarding difficulty finding handyman workers. Suggested Todd provide more oversight of Huston work schedule. Cross Hair: open jobs - roof, caulk, sliders. Two man crew will start caulk maintenance on a three year schedule. Nelson: pre emergence, mulch, irrigation to start mid-May. Roof: maintenance; Midwest Roofing is responding promptly and providing thorough reports. Signs and mailboxes: Small neighborhoods need straightening and clean up. Est. repair/cosmetic improvement \$100..ea. Maintenance log: improving communication with homeowners; Todd requested contact be via email. Via Bacino awnings: Canvas doesn't last more than two to five years. Suggest remove and repair behind awnings. Will contact V B owners to determine their preference. This would be a reserve item and VB expense.

Fred Miller reminded the policy guide of 50% reserve.

Lee Eise discussed need for metal edging repairs at Villa la Cresta mail boxes

Rip Rap. Bello Point is a 4 year project. Punta Pulato-work continues.

Pet Policy: POA follows 4 Season policy and appears on web site. Will be strictly enforced.

Discussion of responsibility of homeowner and association. This will appear in "POLICIES" to be published soon. Items that are outside but connected to inside ie air conditioner, grinder pump.

Complaints from vendors. It has come to the Board's attention a homeowner has harassed some workers to the point they refuse to return to work here. There is specific action as set out in covenants to deal with this. The Board does not serve as supervisors. If there is a problem it should be reported to Todd Nelson via email.

Villa La Cresta garage and front doors. Discussion regarding three approved colors (Marsh Painting has three approved colors). IContact Marsh to arrange work. Jim Murphy moved to accept Marsh Painting estimate. 2<sup>nd</sup>/ approved.

Landscape Committee: To be formed to deal with contracts, landscape and bids, and work with the Finance Committee. Bill Manion moved (second/approved) to form committee with four Board Members and three property owners. Lee Eise accepted chair position and Fred Miller, Paul Pederson, Lynn Diggs will be on the committee.

New Business: From the floor. Karen Fry suggested the Annual meeting date be changed. This would require a change in the covenants and accounting . She reported her roof is dirty. What could be done about fireworks (not on Villa la Cresta property.)

Bill Manion adjourned meeting at 11:30.