

## **PORTO CIMA TOWN HOME POA BOARD OF DIRECTORS MEETING**

June 16, 2018

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. Bill Grafeman.

Lee Eise assigned proxy vote.

Also in attendance: Todd Nelson, Nelson Land Management, Terry Huston, Huston Home Services, Paul Pederson, associate Board Member.

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

Terry Huston reported progress and issues with sidewalk and concrete work at Punta Pilato. The erosion and settlement of the hill is causing safety issues. It is suggested a one foot limestone strip be installed to prevent sidewalk from forming a bridge, which is hollow underneath. Need to determine amount of washout or void. The revised backfill plan should produce a substantial cost reduction. Rip Rap needs to be put in on Channel side. A discussion between Terry Huston and Paul Pederson regarding remediation resolved mud jack is not a good option; Rip rap is a major expense, but a viable resolution. Also will remove fewer concrete slabs thus a favorable adjustment to original estimate. He's is estimating a time line of six weeks. Revised estimate to follow.

Audit report: Audit company not preparing the reports for smaller associations in the future. In lieu, create a different presentation a CPA can sign off and fulfill requirement of declarations. Jim Murphy explained the new format of the Financial Report which is more easily understood by all. He remarked that YTD the Association is on budget.

Todd Nelson reports termite inspections and control complete. A ten year warranty is on file.

Todd furnished landscape report by neighborhood regarding remove/replace trees, shrubs, etc.

Motion by Fred Miller, second Bill Grafeman approved to accept proposal to control Japanese beetle infestation

Bill Grafeman detailed his proposed maintenance plan. Discussion centered on fact that new arrangement with Terry Huston should be given adequate time to develop and changes made to enable full benefit. It was decided to table formation of a committee for one cycle before major changes. Bill Grafeman volunteers making final inspection of work prior to payment and working with vendor assuring job is complete and satisfactory, area is cleaned up with communication to Todd Nelson and a resource for Todd.

Motion by Fred Miller, second Jim Butler approved Table establishment of committee and Todd and Bill report to Board the effectiveness of this arrangement.

Old Business:

Motion by Fred Miller, second Jim Butler passed Name Jim Murphy Treasurer

Gutter cleaning complete except Villa la Cresta.

Improve appearance trash enclosure-10th green.

Next Board meeting September 29, 2018, budget development

11:15 adjourn