

San Simeon Homeowners Association
Tuesday, January 28, 2014

Meeting called to order at 6:31 pm by Don.

A quorum was present

Eric motioned and Rick seconded approval of previous minutes – motion carried

Treasurer's Report –

As of 12/31/13 Total Assets were \$578,648.28, a \$65,000 increase over 2013. Liabilities totaled \$24,108.33 which included payables of only \$6178.56 and Prepaid Owner Assessments of \$17,929.77. Joan motioned, Eric seconded approval of treasurer's report – motioned carried.

Manager's Report

- Chairs at pool have been webbed
- Pool Pavers – Rick wants to get another company to evaluate area and to find out if repaving is normal or if we have a problem – James will look into this
- Horton Owner insurance – We were not able to obtain coverage from American Strategic Insurance. Obtained coverage through Sihle Insurance Group and the Everest Indemnity Insurance Company.
- Cleaning of Garbage/Recycling Buildings – cleaning company is coming twice a week during January and February at a cost of \$20 per visit. This will eliminate large trash blocking facility. Further research will be conducted regarding large trash pick-up. Currently the cleaning contract includes gym, club house, dog stations, and dumpster. Rick asked once a month quote for exterior garbage pick-up
- 2014 Management Fee – Sunvast contract is currently \$1750 per month (\$21,000/yr). – Willing to reduce contract to \$1500 per month (\$15,000/yr). Joan motions, Eric seconds to accept this bid.

Christmas Decorations – A big thank you to that committee, and a discussion regarding storage of the items – considering rekeying storage umbrella area for this purpose.

Pool Party – Rick is hosting a pool party on February 4. All participants are required to bring their own beverage

Comcast Cable for Clubhouse Lounge – Rick motioned to approve \$15 per month for 6 months of cable in clubhouse – Eric seconded, motion carried

2013 Audit – Eric motions to accept \$4,950 bid from Myers, Brettholtz & Company for audit, Rick seconds, motioned carried

2014 Pool/Spa Maintenance Contract – TriCity Pool submitted a proposal to clean and maintain the pool and spa for \$1193.50 per month. The Board decided to request additional bids including preventative maintenance.

2014 Horton Insurance Premium – The Sihle Insurance Group obtained coverage for the Horton units from the Everest Indemnity Insurance Company at a cost of \$55,135.38. Rick motion and Joan seconded to approve the insurance cost, motion carried

Exterior Landscaping – Don will provide Landscaping Committee a plot plan that shows common areas for replacement of plants. Committee will then submit a proposal on cost of replacing dead and dying vegetation in the common areas.

Electricity for 4106 Cherrybrook – after discussion, motion for community to pay for Electricity was tabled

Pool lock installation – motion to have a timed locked system was denied

Levitt Alarm Cancellation – due to the lack of information, this motion was tabled

Architectural Control Board – Joan made a motion to modify the Shutter Guidelines as follows; white roll down shutters are to be utilized in the Levitt lanais with white screen supports, and bronze roll down shutters are to be utilized in the Horton lanais with bronze screen supports – Rick seconded, motion carried

- Regarding Oak Trees – Eric motioned that if two people share a tree, they must get approval from ACB for tree removal at the combined owners expense, Rick seconded, motion carried
- Rick proposed to amend bylaws so that everything is covered by association from the outside of the unit up to the road – including pipes, driveway, etc. – motion denied

Treasurer's Position – Joe Amburgey resigned from the board. In the meantime, Eric is stepping in as treasurer serving as both VP and treasurer. Board is currently looking for volunteers to fulfill this position. Position is responsible for working with the management company. The management company is responsible for collection of HOA fees, payables and receivables.

Signature Authority – Joan Starr and Eric Vincent are the only signatures besides James Ro for all bank accounts. James will monitor bank accounts for FDIC requirements

- Eric motioned that San Simeon apply and use a credit card with 1-5% cash back for handling many of the accounts. Joan seconded, motion passed

Reopen of Rick's motion for HOA to cover all maintenance outside of home to amending the bylaws to pay 100% of all landscaping and foliage to be covered. This motions was seconded by Joan – motion failed, on a tie vote, for need of more information.

Joan motioned and Eric second that meeting be adjourned, motion passed. Meeting adjourned at 8:50 pm.