

Paradise Cove Homeowners Association

C/O C & C Property Management

Minutes of the Board of Directors Meeting of November 20th, 2024

Board members:	John Hurley	President
	Ted Iwanowski	Vice President-
	Rosalind Reid	Secretary
	Theresa Miller	Treasurer
	Solange Hoff	Director
Others present:	Rich Cardosi	C&C Property Mgt

Call to Order 6:30 pm

This meeting was held at the local Board of Realtors office at 3690 Hilborn Rd. Fairfield CA 94534 and was simultaneously held on Zoom. Notice of this meeting was given to the membership via a temporary sign posted at the entrance on Peppertree. Manager called the meeting to order at 6:30 pm with a quorum of all 5 Board members present. Owner owners were present in person and via Zoom with general questions about the HOA.

Approval of Previous Minutes

The Board reviewed the minutes of the May 2, 2024 Motion to approve as presented was made by Mr. Iwanowski, and seconded by Ms. Miller, with a 5-0 vote in favor.

Approval of Financial Reports

The Board reviewed financial reports for the preceding period through October 31st, 2024. Motion made to approve the current reports as presented was made by Mr. Iwanowski. Motion was seconded by Ms. Hoff, with a 5-0 vote in favor.

Open Business

Common Area Maintenance

The status of the landscaping was reviewed and discussed by the Board.

The Board reviewed a new proposal from a different landscape company to service inside the lake boundary fenced area. This bid included removal of weeds and major pruning along the shores and in the planting beds as were specified during the walkthrough. Motion made to approve the proposal from True North Landscape at a cost of \$8375. Motion seconded and passed with all in favor.

The entryway has still been completed and members have expressed concern about this task. Mr. Hurley noted that progress has been made to remove the old shrubs and some new planting has been accomplished. This work is still in progress and is expected to be fully complete by the Springtime.

The Board reviewed a proposal to remove the large broken branch from the willow tree at the southeast corner of the lake. Motion made to approve the proposal from Joe Deese trees at a cost of \$2700 which will include full removal of the broken limb and disposal of all debris.

Lagunita Court Pathway: The Board discussed various options on how to approach the final repair to the retaining wall at the north end of the lake. Mr. Iwanowski presented a slide show giving the details and analysis of the data collected so far. This presentation will also be available to the membership to review.

A proposal for this work was reviewed as well. This company, Cal Walls, was recommended by the geotechnical engineer, KC Engineering following their comprehensive report conducted earlier in the year. Their proposed work entails demolishing the old wall and replacing it with a new concrete wall on pile-driven pillars for approx. 240 lineal feet. The board noted the very high cost and determined that the HOA will need to accumulate more funds to prevent the Reserves from being depleted by a project of this magnitude. This topic was addressed further under New Business (Budget).

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In addition, the Board is considering removal of the asphalt pathway and replacing it with an alternate material, such as decomposed granite or other appropriate aggregate to address the cracked pavement problem. In the meantime, Mr. Hurley agreed to continue filling the large cracks with sand to mitigate the gaps on the surface.

Director Elections:

Following the successful conclusion of the 2024 election in May, the Board elected officers as follows:

John Hurley	President
Ted Iwanowski	Vice President-
Rosalind Reid	Secretary
Theresa Miller	Treasurer
Solange Hoff	Director

A new proposal to conduct the 2025 Director election was reviewed by the Board. Motion was made to approve the proposal from Pro-Elections to administer this election at a cost of \$1295. Motion seconded and passed unanimously. The process will begin with an open nomination period from Dec. 5th through March 6th, 2025 with conclusion set for the May 1st meeting.

Another election related proposal was reviewed by the Board to have an attorney prepare new Election Rules which will enable online voting in accordance with a new law which is scheduled to take effect on Jan. 1st 2025. Mr. Iwanowski offered to create this new policy for the HOA and the Board motioned to accept his offer. Motion seconded and passed 5-0. This new policy will not be in effect for this year's Director election, but if formally adopted in 2025, it will be applicable to all future Director elections.

New Business

Budget 2025:

The Board reviewed the year-to-date financial reports and continued the discussion about the need to raise funds for the retaining wall project discussed earlier. Taking everything into consideration, the Board determined it to be in the community's best interest to increase the assessments by \$5.00. Motion was made to increase the annual assessment from \$159,120 to \$165,240. Motion was seconded and passed with all in favor. The Board directed that a letter explaining the reasoning behind this increase be sent out along with the Budget disclosure packet, so that members are aware that this increase will be fully allocated to the reserve account to fund major expenses, including rebuilding the retaining wall at the lake's north end as discussed under Open Business.

Insurance 2025:

The Board reviewed a proposal to renew the association's common-area insurance package of policies. It was noted that the premium is increasing from the previous year by about \$210.00, but this amount also reflects an increase in property coverage from \$366,519 to a new amount of \$466,100. Motion to approve binder made, seconded, and approved with all in favor.

Adjournment to Executive Session– 9:33 pm

- *Current CC&R Violation report was reviewed and discussed.*
 - *The Board reviewed and discussed correspondence from owners with CC&R responses*
 - *The Board held hearings with owner for an ongoing violations – 2 fines issued*
- *The Board discussed all open collection issues.*

Respectfully Submitted By,

Rich Cardosi
Association Manager