

Paradise Cove Homeowners Association

C/O C & C Property Management

Minutes of the Board of Directors Meeting of February 1st 2024

In Attendance:	John Hurley	President
	Larry Spiteri	Vice President-
	Rosalind Reid	Secretary
	Theresa Miller	Treasurer
	Solange Hoff (<i>absent</i>)	Director
Others present:	Rich Cardosi	C&C Property Mgt

Call to Order 6:30 pm

This meeting was held in person at the Board of Realtors office at 3690 Hilborn Road in Fairfield. Meeting was also online using Zoom Meetings. Notice of this meeting was given to the membership via a sign posted at the entrance on Peppertree. Manager called the meeting to order at 6:30 pm with a quorum of 4 Board members present.

Owners were present with questions and comments about the entryway landscaping which was discussed in open business.

Approval of Previous Minutes

The Board reviewed the minutes of the November 2nd, 2023 meeting. Motion to approve as presented was made by Mr. Spiteri, seconded by Mr. Hurley, with a 4-0 vote in favor.

Approval of Financial Reports

The Board reviewed financial reports for the preceding period through December 31st, 2023. Motion made to approve the current reports as presented was made by Mr. Spiteri. Motion seconded by Mr. Hurley and passed with a 4-0 vote.

Open Business

Common Area Maintenance

The general landscape status was reviewed by the Board. Board members commented that the entryway is not attractive in its current state. Mr. Hurley reported that this work is in progress now. The current plans are to allow the root's to die off and then replant the whole area with new shrubbery.

The Board discussed the subject of the Board performing certain landscape projects to save money on extra work if performed by the contractor. A lot of money has been saved over the past few years because of these efforts. On the other hand, the contractor can complete such work more quickly which some of the members felt was more important than cost savings. In the end the Board agreed that replanting the entryway area should be completed as soon as feasibly possible. Mr. Hurley intends to visit nursery to pick out the plants to install in the spring.

Lagunita Court Pathway: The Board reviewed the proposal to perform geotechnical exploration of the pathway and develop a scope of work to remediate the failing pathway/asphalt between Lagunita Ct and Ave. Del Lago. The Board previously approved this work on Jan 2nd, and the preliminary inspections have been done. Motion to ratify this proposal from KC Engineering made, seconded and approved at a cost of \$10,066.

Lake: The Board discussed the overall health of the lake, which is good, but most of the resident ducks and geese are gone. The Board is still considering the addition of birds and fish to enhance the lake environment.

Electrical Work in common area

The Board reviewed three proposals from electrical contractors to provide a new 110 volt line to service the dock/patio area and split the power to isolate the components from each other, (so that one failure will

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not disable all systems). Motion made to approve the bid from Matthews Electric at a cost of \$4800. Seconded and passed with all in favor.

Policies and Procedures: Following the 28-day member review period Prior to the meeting, from which there was no member-feedback, the Board moved to adopt an increased fine schedule in an effort to gain better compliance with the rules. Motion seconded and approved 4-0.

The Board also reviewed a revised version of the poll form seeking input from the community regarding the continued use of the Flock Camera System. The two year contract is expiring soon, and some of the members feel this system is not worth the expense. Other members feel it is a necessary expense in light of the general increase in crime, and because it is an aid to the Fairfield police to have these cameras in place. The Board debated this subject on both sides and agreed to send the poll form out to the members. The Board will then take the results into consideration before making a final determination to renew the contract.

Elections 2024:

Manager provided a quick update on this years election process. Open candidacy period remains open until February 14th at which time a pre-ballot notice will be sent to the membership. That will be followed with the actual ballots and the conclusion is set for the May 2nd meeting.

New Business

HOA Insurance:

The Board approved the HOA insurance renewal for 2024 via email on December 19th to continue the coverage for the new year. Motion to ratify this vote was made, seconded and approved with all in favor. This years total premium: \$4513.00.

CPA Service for 2023:

The Board reviewed a proposal from a CPA to perform this years annual financial review and prepare the associations tax returns. The Board moved to approve the engagement letter from Lara Accountancy Group at a cost of \$1650.00 Motion seconded and approved 4-0.

Adjournment to Executive Session– 7:50 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 – fines issued*
- *The Board discussed collection issues.*
- *The Board reviewed Architectural applications for an extended driveway which was approved with conditions.*

Respectfully Submitted By,

Rich Cardosi
Association Manager