

Bonita Highlands Homeowners' Association

Board of Directors Meeting - Minutes

April 9, 2019

1) Call to Order - The meeting was called to order at 7:00 by President Mike Seiler

President Seiler welcomed all homeowners and guests.

"He expressed his and the other board members' thanks to Virginia Stewart, who had filled in as interim board member until a permanent appointment was identified. He then welcomed Mr. Francis "Dave" Schlesinger as the newly-appointed Member at Large Director."

a) Roll Call: All Directors were present. Bobbie Snider (Welcoming Committee) was absent. All other staff members were present.

b) Pledge of Allegiance

c) Next regularly scheduled meeting of the board of Directors will be May 14, at 7:00 pm at the Bonita Sunnyside Fire Station

d) The minutes from the March 12, 2019 Board meeting were reviewed and approved. MSC (Snyder/Clayton) 5-0

2) Homeowners Appearances:

a) Homeowners Appeals to violation notices or fines

1. 5763 Sprinter - The homeowner was appealing accumulated fines for multi-tenants and the condition of his property. His tenants are now gone and he is living alone. His tenants moved out October 15. and he had re-roofed, addressed pool, repaired his fence and removed trees and shrubs. He has submitted an SCR for his front yard. The board agreed to take his request under advisement at the Executive session and notify him of the results.

2. 5933 Central. Homeowner/resident stated that the communication regarding the condition of the property was going to his grandmother (property owner) and not being addressed. His father moved out of the property and moved out of state, leaving the property empty and unattended. The property is in a trust (he is a trustee) and he has moved into the property with the goal of returning it to Highland's standards. He is working with John Gilman on an SCR for the front yard that will be submitted in May. The board agreed to discuss the outstanding fines during Executive Session.

b) Open forum for Homeowners

1. Mr. Sampsel Requested information on a property on Belle Bonnie Brae that owed the association \$1500 and wanted to know what action was taken to address that situation. The Financial Officer said the HO of that property had filed for bankruptcy in December 2018.

2. Mr. Sampsel asked the total in outstanding debt (fines and also outstanding and delinquent assessments). The Financial Officer stated: outstanding delinquent accounts total \$22,400 and the total of delinquent with late 2019 assessments is \$66,848.

3) Committee and staff reports:

a) Welcoming Committee - no report

b) Requests for Structural Modifications

1. 5776 Good Karma - re-roof, approved, permit required.
2. 4010 Country Trails - paint, approved
3. 4010 Country Trails - replace fence - approved
4. 3624 Filly - HVAC - approved, permit required
5. 5933 Central - landscape front yard - SCR held for further detail til May
6. 6037 Central - landscape front yard - approved
7. 5763 Sprinter - landscape front yard - approved
8. 4319 Corral Canyon - solar panels - approved

* All these projects are to be completed on or before the August board meeting

c) Architectural Control Committee - Compliance

Outstanding fines: March 2019 = \$1400 Total = \$32,592 (80/2017 - present)

Inspection dates: 03/18/19 and 04/03/19

Notices sent for inspection = 49

Fine letters - 10

1. 3934 Corral Canyon - Homeowner fined \$150 for lack of ground cover, trash and debris. Homeowner responded last month that he had an estimate for side yard landscaping but to date has failed to submit an SCR or correct ongoing compliance issues. (the van is no longer stored on side yard) Prior fine balance \$1200.
2. 3667 Corral Canyon - Prior fine balance \$550. No response from HO, and property was sold 3/22/2019.
3. 5933 Central - Homeowner contacted ACC-A to submit an SCR. \$300 fine held in abeyance pending SCR. There are 16 previous fines totaling \$2201. An SCR was submitted at this meeting and the existing fines are to be discussed in Executive session.
4. 3727 Corral Canyon - Homeowner fined \$200 because the front yard needs maintenance and fined \$150 for vehicle abandoned in driveway. There are 16 previous fines for landscaping maintenance \$1700 and 9 previous fines for the vehicle \$1200. Letters continue to be sent and returned unopened.
5. 3827 Wild Oats - Homeowner fined \$200 for failing to add ground cover to front yard. Weeds have grown over the grass. There are 10 prior fines totaling \$900 for this same issue. Homeowner has not responded.
6. 5951 Central - Homeowner has been fined \$200 for not maintaining yard, nor painting garage door and trim. There are 5 previous fines totaling \$650. The homeowner has not responded.
7. 3774 Wild Oats - Homeowner fined \$100 for failing to maintain front yard landscaping. Two prior fines totaling \$100 were paid by homeowner. New fine total \$150.
8. 6020 Central - Homeowner has failed to respond or comply with request to trim dead fronds from two palm trees in the front yard. Homeowner has been fined \$50. There is a prior fine of \$50 for a total of \$100. There are fines totaling \$600 from 2007-2009. Homeowner has not responded.

* Recommend the following properties be addressed in Executive Session:

- (1) 5763 Sprinter - multi tenant issue
- (2) 3908 Rock River - Multi tenant issue
- (3) 4001 Shadow Rock - Request to rescind previous fine for failure to report address change.

Motion to accept fines as stated MSC Snyder/Clayton 5-0

The following properties were discussed in Executive Session:

- (1) 5763 Sprinter – The Board voted to rescind the \$500 fine recommended for April 9, 2019, however, this homeowner owes \$750 in outstanding fines.
- (2) 3908 Rock River – The Board has requested GBF correspond with the attorney representing the home owners of this property.
- (3) 4001 Shadow Rock – The Board voted not to rescind the \$50 fine assessed for failing to report new address. The homeowner has requested the HOA direct future compliance issues to their property manager, so a third party agreement will need to be completed.
- (4) 5933 Central – The Board voted to rescind the \$300 fine recommended for the April 9, 2019 meeting. The homeowner still owes 16 outstanding fines totaling \$2,201.

d) Open Space Committee

1. 3727 Corral Canyon - A few homeowners, as good neighbors, decided to weed whack and clean up this property to improve the appearance of the neighborhood. It was partly rock and the job took two hours to complete mainly because they had to weed-whack and rake several times.
2. 5604 Central - Homeowner was concerned about new growth in a eucalyptus tree next to her back yard fence. New growth was cut and the stump was sprayed.
3. 5950 Steeplechase - Homeowner cut down a tree on his property, and the neighbor complained because it left a bare spot on her hillside. Homeowner had the right to remove his tree.
4. 3618 Filly - Homeowner concerned about weeds next to her back fence. I will address this problem at our monthly meeting.

Maintenance Contract for April 2019

Item number	Delivery date	Cost
2A	Grass mowing	\$ 800
8	Grooming Equestrian area	215
10	Irrigation	900
Total		\$1,924

Glenn noted that the weeds on the trails would be cut and blown off the trail when trails were dry enough to support the heavy equipment. He also said that the hillsides would be mowed when the wild oats are dry enough and the seeds

have dropped. Because of the heavy rain this year, this will be a bigger task than it normally is.

e) Financial Officers Report

1. Balance Sheet FY 2018-2019. Net Income \$31,272

Operating Accounts:

a. SDDCU offering a promotional interest rate for 16 month CDs of 2.50% on min investment of \$2000. FO proposed moving money from our money market account into CDs at \$10k each for 16 months and replacing the money market balance with money from CDs maturing in the coming months. There was a motion (Snyder/Clayton) to use operating funds in money market to open two - 16 month CDs @ \$10k each. It was amended to seven Certificates of Deposit @ \$10,000 each totally \$70,000 (motion Clayton/Allen) for 16 months.

Amended motion passed 5-0

Reserve Accounts:

a. Board moved to roll over MFCU Reserve 12 month CD which matured 3/28/2019, but the funds were transferred to MM(01) to consider other options FO emailed Seiler/Clayton.

b. FO recommends keeping this matured CD in MM(01) \$78,589 to pay for Ring Road repair scheduled for June.

2. Escrow Report:

a. 4 Demands - 1 Closing

b. Escrow transfer disclosure CC section 4525 published in April newsletter.

c. When a home is purchased without benefit of an Escrow company, we have no paperwork proving that the new homeowner has read and understood the Association's documents (no NOA form) Financial officer recommends a standing notice in the newsletter saying we have forms that ALL new homeowners need to sign and submit.

3. Computer needs and issues

The FO computer has been crashing/rebooting on a daily basis. A computer consultant suggested it was the internet. President Seiler suggested FO call Cox Communications to check line before purchasing something to boost internet.

FO requested purchase of refurbished computer to give to her assistant to enable them to use compatible programs for financial records. Motion (Clayton/Allen) to purchase refurbished computer not to exceed \$200 for FO Assistant. Motion passed 5-0

4) Written Communication Log - The communication log was reviewed and accepted.

5) Community Issues and Actions

a) The proposed dog park is now to be at the West side of Sweetwater Park, adjacent to the Bonita Verde homes,. It should be completed by late summer 2019.

6) Old Business:

a) The revised Rules and Regulations are on the website. This is the second month where community input is invited. They will be approved at the May meeting. Director Clayton suggested that home numbers needed to be visible from the street. This is to be added to Section 3 of the Rules and Regulations as 3.15. "Homeowners shall ensure property address is prominently displayed on the house or garage and visible from the street".

MSC Clayton/Allen 5-0

b. BHHA stickers:

Bobbie Snider will purchase 3X3 stickers with BHHA logo. FO will put in assessment notice reminder next year.

7) New Business - none

8) Board member comments

New Director Dave Schlesinger said that he was amazed at the amount of work that handled at this board meeting. He thought the board only dealt with disgruntled homeowners.

9) Agenda for the next meeting

The will be set in the May Newsletter and any agenda changes will be posted on the BHHA website at least 4 days prior to the May meeting.

10) Adjournment 8:45

11) An Executive Session was held.

Respectfully submitted



Mary Ellen Phillips
BHHA Recording Secretary