

43 at RACQUET CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 23, 2018

**CALL TO ORDER**

Management called the meeting to order at 9:00 a.m. Board members in attendance were Walter Mitchell and David Henry.

**MINUTES**

A motion was duly made, seconded and approved the minutes for April 16, 2018.

**Treasurers report:** As of May financials the general account balance was \$24,000, Reserve balance is \$216,000 of which \$78,000 is the water pipe fund.

**BUSINESS**

**FENCING:** We are still working on final contract due to fewer participation. Fences for Non-participating owners will not be part of the current project. All components of the fences for non-participating homeowners will be left in place as is for the time being. A motion to this effect was duly made, seconded and approved. Pool equipment enclosure price will need to be provided by request of owners to Allen fencing and will be done on a separate individual homeowner basis as this is not an HOA matter.

**COMMITTEES:** Arch/Land committee reported on items. Irrigation, painting of walls and trees. (on agenda), A 4 item list for landscaping request from committee was given to management for action. Randy to purchase one solar light to be place at the end wall of trash area for a trial basis. Walter Mitchell noted that there had been a homeowner email written to Arch/Land committee noting that the writer was disappointed that further upgrades to the landscape etc of the project had not yet been accomplished and were occurring at a less than desired pace. Walter Mitchell inquired of the chair of the Arch/Land committee whether any recommendation by the Arch/Land committee had ever been presented to the Board that the Board did not implement or decide to undertake. The chair did not believe that there was anything recommended to the Board by the Arch/Land committee that the Board did not act upon, other than for the installation of a solar light in the trash area (which is now going forward per this meeting). Walter Mitchell also noted that he had asked this same question previously of the Arch/Land committee at a prior Board meeting and the answer was the same.

**STREET LEAK UPDATE:** We will be looking for another company to maintain our water pipe breaks. Management will research companies. We have temporary patch on street at this time. Historically we have allowed 60 days for a hot asphalt repair. A motion was duly made, seconded and approved to have AMS do final patch in the amount of \$1,500.

**TREE UPDATE:** Desert tree consultants will provide treatment of distressed and diseased trees in the amount of \$50 per tree for a total of \$300. Bryan will set up with Donna and Walter to do final walk through before treatment. A motion was duly made, seconded and approved treatment.

**IRRIGATION:** The irrigation replacement was authorized but because of the fencing project we are going to complete in two phases. The interior of complex will be done now and the exterior once fencing has been completed. A question was raised about the covers for the deep root watering cover and Bryan will get the answer for that. Once contract is provided Walter to review before work proceeds.

**RESERVE STUDY:** A motion was duly made, seconded and approved to move forward with the yearly reserve study with SCT that will be mailed with the budget to owners in November.

**BOARD RESIGNATION:** Sally Logan has resigned and board accepts the resignation. The board is considering replacing her. A notice will be sent out to see who may wish to consider taking the position.

**GATES:** The architectural committee was requested by the board to put together architectural guideline for owner to replace gates/doors to yards. These have found to be the owners responsibility.

**PAINTING OF OUTSIDE OF BLOCK WALL:** Architectural committee recommend a product called Dry Lock that has a 15 year guarantee. This is for the efflorescence on the lower parts of the wall. We will do a trial application on the north wall of 2566 Cheryl Court (below the plastic panel fencing only).

**PLASTIC FENCING:** Board is investigating the replacement responsibility based on the applicable CC&R provisions. Walter Mitchell noted the concern that the HOA funds only be spent for HOA-responsible projects and to ensure, the greatest extent reasonably possible, that HOA funds not be used for items that could be found to be individual homeowner responsibility based on the provisions of the CC&Rs—this is a concern because certain provisions of the CC&Rs could be interpreted as less than crystal clear in certain areas.

**HOMEOWNER COMMENTS:** Homeowners discussed lights, walls, pool filter cleaning, phone dirty, trailer in a driveway, parking, plastic panels, time frames, attorney cost.

**CORRESPONDENCE:** None.

**ADJOURNMENT** 10:19

**SCHEDULE NEXT MEETING** To be scheduled.

Board met in executive session to discuss homeowner violations.