

# More Mesa Shores HOA

## BOD Meeting 3-21-19

Meeting location: Jim Peterson's Residence.

Board Members in Attendance: Gail Johnson, Tom Condon, Donald Goodman, and Jim Peterson

Members in Attendance: Sandra Austin, and Christy Holz.

**Call to Order** Gail called the meeting to order at 6:30 p.m., and the BOD approved the BOD meeting 2/28/2019 minutes.

**Open Forum** At 6:40 Gail asked if any of the Members in attendance had anything to ask or say. There was not any new information shared.

**Vice President replacement** At 6:50 Sandra Austin shared with us some back ground of her experiences with work and her desire to serve on the board as VP to take over Diane Keep's position. The BOD unanimously decided to have Sandra serve as the new VP on the More Mesa Shores BOD.

Action Items: Gail welcomes Sandra and gave her a BOD binder, and a beach key.

**Secretary Report** Jim Peterson had no new information.

**Treasurer's report** The Board reviewed and approved the February 2019 Financial Reports. Tom Condon said that the transfer of information to Team HOA is going very smoothly. Tom is also working

out the signature cards with the bank and working out the issues of the getting BOD officers names on the "Statement of Information" with the Secretary State of California. This process is filed and may take 4-6 weeks to be complete. At this time there is \$20,158.00 in the new bank account at Pacific Western. The reserve account will give access to officers, but Team HOA will not have access.

### February Financials

Total Assets \$112,914.14

Total Liabilities and Equity \$112,914.14

### Checking Account

Union Bank operating funds \$45,114.60

Union Bank Reserve Account \$67,560.59

**Committee Presentation** At 6:52 pm Gail asked Sandra to speak for the Architectural Committee. The Architectural Committee told the BOD that the Goodman architectural plans were good for approval. Neighbors around the Goodman home have agreed to the building project.

Action Items: Gail is going to write a letter for Don Goodman to have the BOD sign with Housing Plan Approval.

The Beach committee (Mark Mosley and Gordon Feingold) took care of beach access details. A drain was clogged with mud. The gardener is now properly insured for our HOA. The steps at the beach need to be sealed with Tuff Flex by Santa Barbara Surfacing. The gate needs rust removal and repair. The dirt around the pilings needs to be removed. The decking needs to be power washed and the sand on the joists needs to be removed to prevent dry rot on the framing. There is one stainless steel nut missing on the framing.

Action items: Doug Keep is going to give Mark Mosley a list of maintenance items. Mark is going to get quotes for the beach access and stair repairs. Jim Peterson is going to get the missing nut.

Gail asked if we should get a structural engineer to look at the situation and prescribe action. We do need to keep the access safe and keep up with maintenance. BOD plans on getting a list of prospective engineers to call.

We need to get some native plants in the area to prevent soil erosion. BOD will get list of prospective landscapers to look at our beach access.

**Old Business** The debt collection policy revision 2. Team HOA is now collecting the monies and dealing with unpaid bills. What is the policy and language that we want used to represent our HOA in debt collection? Formally, we need Team HOA to collect association dues in a timely fashion. Informally, we would like to have a personal connection with neighbors who may be late at paying their dues because of financial hardship. BOD proposed the possibility of going to a homeowner personally and discussing late dues.

Action Items: Tom will talk to Laura at Team HOA on what language will be used, and also to draw up plans for the policy we will have concerning late payments.

Tom brought up the road widening guidelines draft. BOD discussed our lawyer's (Steve Wiley) interpretation of who pays for the new desired road widening from the County Fire Dept. Steve's interpretation of the CC&Rs is that the road maintenance and repair is done by HOA, but a home owner who does new construction is responsible for road widening in front of that property. Don asks if there may be different interpretations to who pays for road improvements. Tom

recommended that the BOD follow our attorneys' counsel on interpreting who is to pay for road construction.

Action needed: We as the BOD need to study the letter from Steve Wiley on the road language on who pays for road maintenance and road construction. Tom will add disclaimer in the guidelines on who pays for road construction improvements. Gail will set up a template for a Road Improvement Agreement to be used with the guideline.

Gail proposed that the CC&R compliance and Schedule of Fees and Fines conversation be about what to do with the document that was created in 2017. Overall, the document is lengthy and complex and needs a lot of editing. The BOD decided to delay, indefinitely, doing further editing or discussion of the document and consider enforcing compliance until another time.

Gail proposed discussing the More Mesa Shores Homeowner's Survey at the next meeting. We ran out of time to discuss it.

Gail gave out instructions for Google Drive.

**New Business** At 8:28pm the BOD discussed Cannabis farming nearby, and what role we should take to help protect the future of our home value from the smell, and lights that remain on at night from the Cannabis farms. The BOD has decided to act to give our concern of the future effects of the nearby Cannabis farming to the HOA. Don said we should write a form letter so that many neighbors can sign and send it separately to governing authorities about our neighborhood concerns.

Action: Gail is going to write a letter and send it out for our HOA to sign, Sandra is going to call Celia Brown.

Agenda format: Don was concerned that people won't see that big items are being discussed. Gail said she could use different words when writing the agenda to get more attention for the subject matter.

2019 Operational Calendar Review and Assignments: Our HOA insurance is coming due and we need to see if our policies are good for us. Laura gave us the referral for Nick Wiser for renewal before May.

Action: Don will contact Nick Wiser for the insurance and other insurance agents for insurance quotes.

News Articles: Cannabis farms, Road Improvement Guidelines, beach access improvements are some of the ideas for the newsletter.

Action: Karen Novak and Gail will get a newsletter out to neighbors.

At 8:53 the BOD meeting was adjourned.

The next meeting will be Monday 4/29/19 At Sandra Austin's House at 6:30 p.m.