



## **COMMITTEE REPORTS**

### **ARCHITECTURAL COMMITTEE**

#### **Chairman: Shelley Armstrong**

1. The Board reviewed the Architectural Progress Report.
2. Chairman, Shelley Armstrong was present to discuss the application process with the Board.
3. Shelley Armstrong and Don Flick to work on a cover letter for the architectural application with bullet points covering the most common types of modifications.

#### **No motions were made.**

### **COMMUNITY FACILITIES**

#### **Chairman: Ken Fairbanks**

1. Discussed the August 2018 Committee report submitted by Ken Fairbanks (Attached to these Minutes). Topics included:
  - A. Gate Proposal Summary
  - B. Puerto Wall Project – Discussed the proposals submitted by Cox Contracting (\$16,900) and A-Z Property Services (\$10,000.92) to remove and replace the wrought iron fencing on the existing block wall

*A motion was made, seconded and carried unanimously to table discussion of the Puerto Wall Project until the September meeting pending detail from Cox Contracting showing how the wrought iron shall be attached to the block wall and clarification regarding the actual size of the block to be used.*

- C. Wall Caps
- D. Perimeter Wrought Iron Fence – Discussed the proposal submitted by Cox Contracting to address the perimeter wrought iron
- E. Phone Service at the pool house
- F. Community Cameras – Discussed the possible purchase and installation of cameras at the pool and tennis court areas
- G. Mailboxes
- H. Guard House
- I. Pool House

#### **No other motions were made.**

### **LANDSCAPE**

#### **Acting Chairman: Don Flick**

1. The Board reviewed the Park West punch list and weekly landscape reports.
2. Don Flick noted he was still working with Park West Landscape to obtain a colored map showing what is being done each week.

#### **No motions were made.**

**LANDSCAPE  
RENOVATION**

**Chairman: Don Flick**

1. Concrete pathway removal and replacement. The Board reviewed bids submitted by:
  - A-Z Property Service (\$41,520.08)
  - Concrete Hazard Solutions (\$44,500.00) + optional grinding @ \$975.00
  - Quickel Paving (\$54,995.00)
  - Spectrum Property Services (pending)

*A motion was made, seconded and carried unanimously to table discussion to the September meeting pending a review of the proposal from Spectrum Property Services.*

2. Camphor Trees by the Tot Lot - The Board reviewed the bid submitted by Park West Landscape to remove and grind two (2) Camphor Trees at a cost of \$1,100.00.

*A motion was made, seconded and carried unanimously to table discussion until the September meeting.*

3. Carrotwood tree by the pool - The Board reviewed the arborist report and bid submitted by Park West Landscape to remove and stump grind one (1) Carrotwood tree at a cost of \$850.00.

*A motion was made, seconded and carried unanimously to table discussion until the September meeting.*

4. Arborist Report – The Board reviewed the October 3, 2017 Arborist report from Tree Pros regarding the Blue Gum Eucalyptus

*A motion was made, seconded and carried unanimously to table discussion until the September meeting.*

5. Brief update of the green belt renovation. Don Flick noted that he is awaiting information from Park West Landscape. Don noted he was also awaiting a recommendation from a Landscape Architect.

**SOCIAL  
COMMITTEE**

**Chairman: Geraldine Chinarian**

1. Sam Chinarian was present on behalf of the committee to discuss the turnout for the Summer BBQ pool party event.
2. 2018 planned events – The Board discussed the 2019 budget and estimated expenses for social events in the coming year.

**No motions were made.**

**WELCOMING**

**Chairman: Don Flick**

No new homeowners in month of July; no report

**DISCUSSION ITEMS:**

**RESERVE STUDY**

The Board reviewed the update to the reserve study as completed by ARS. As of January 2, 2019, ARS anticipates the Association shall be 79.41% funded. ARS is recommending the Association budget \$7,466.67 per month in 2019 for reserves. The Association currently budgets \$7,466.67 per month per month for 2018.

*A motion was made, seconded and carried unanimously to table discussion until the September meeting.*

**AUDIT AND TAXES  
FOR FYE 12/31/18**

The Board reviewed a proposal submitted by Inouye, Shively & Klatt CPA's to complete the audit and taxes for fiscal year ending December 31, 2018 at a cost of \$825.00.

*A motion was made, seconded and carried unanimously to table discussion pending review of a proposal from VanDerPol & Company at the September meeting.*

**NEXT MEETING**

The next scheduled Board of Directors Meeting will be held on Tuesday, September 11, 2018 @ 13 Ramada Irvine, CA. Executive Session Meeting to begin at 6:30 PM, with the General Session Meeting immediately following or by 7:00 PM.

**ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting adjourned at 9:04 PM

**ATTEST:**

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Board Member Signature

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Date