

OCHL - 12 HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S & OFFICER'S MEETING

OFFICERS & BOARD MEMBERS: Kellie Coffey, President, Charles Desilets, Vice-President, Joseph Kunthara, Treasurer, David Baker, Secretary, Mike Richardson, Member-at-Large

October 1, 2019 Meeting Minutes

Attendees: Kellie Coffey, Joseph Kunthara, Charles Desilets, David Baker, Michael McMillan, Dennis Hutton, Larry Johnson, Bridgette Santosuosso

1. Prior to the meeting being called to order, an informal meeting arranged by Coffey was held between two homeowners who had expressed an interest in volunteering for the Board Treasurer position and members of the Board for the purpose of their gaining more insight into the requirements of that position. After this discussion, the two homeowners, Larry Johnson and Bridgette Santosuosso, did indicate that one of them would accept the position when it is open after the first of the year. Both individuals are CPA's.
2. The meeting was then called to order by Coffey at 7:50 PM in the small meeting room at City Hall. A quorum (4) was present.
3. Update on search for new treasurer: Subsequent to the above informal meeting, Baker made a motion, seconded by Desilets, that the Board authorize Johnson and Santosuosso to work with Kunthara, have access to the association books and other financial records in order to become familiar with the Treasurer position on the premise that one of these individuals would be elected to a Board position at our upcoming annual homeowner's meeting. The motion was unanimously passed.
4. ACC Report - Baker: (a) Golf Course View Protection, no progress. Folsom/Coffey to coordinate a meeting with selected homeowners and the golf course Genera Manager as a last resort to amicably resolve this issue. Folsom to contact Kawabori to obtain a list of those homeowners willing to participate. (b) Entrance Lighting update, Glen Hanson, Here2Wire, electrical contractor, has evaluated our entrances for upgrading the infrastructure and will submit a bid soon. (c) Open Space, recent meeting with city and Fish & Game reps on-site should allow for a revision of the mitigation plan at a lessor cost. (d) Monument upgrades, three bids received. ACC recommends accepting bid from Sign Pro's, for repainting the monument lettering only at \$1,225 for three signs. This is the lowest of the bids received. On motions by Desilets and Baker, the Board approved accepting this bid. Baker to notify Sign Pro's and Coffey to advise South. (e) New website update, McMillan provided an email update to both the ACC and Board. He will provide all with access to the new website for their feedback. Without going into detail, the website is basically ready to be activated and the old website archived for retention of historical data.
5. Secretary's Report - Baker: September 2019 Board minutes were approved on motions by Desilets and Baker. No new correspondence to report.
6. Treasurer's Report - Kunthara: (a) Account balances as of 9/30/2019, \$51,258 in the operating account, \$10,043 in a money market and \$101,277 in CD's. (b) Only one has not paid their annual dues. Coffey is working with the mortgage company to secure payment.
7. Meeting adjourned at 8:16 PM
8. Submitted by Dave Baker