

Minutes
La Colina Homeowners' Association
Board of Directors
General Session
February 21, 2008

Board Members: Dennis McGill, Vicki Roberts, Cecily Whiteside, Alice Bauder
AMCOR Representative: Robin Thomas
Absent: Melissa Simms

The meeting was called to order at 6:30 pm.

Minutes

A MOTION TO APPROVE THE SEPTEMBER MINUTES WAS SECONDED AND PASSED UNANIMOUSLY.

Financials:

A MOTION TO APPROVE THE AUGUST, SEPTEMBER, NOVEMBER DECEMBER 2007, AND JANUARY 2008 FINANCIALS WAS SECONDED AND PASSED UNANIMOUSLY.

2007 Year End Financials showed a deficit of \$2911 because of unexpected tree trimming expenses. There is \$28,000 in reserve in an interest-paying CD.

Sonora Vista Gate

The Board Members from the Sonora Vista (SV) attended the meeting. The SV president presented SV's position on building a gate between the communities. She provided a sketch of the intended gate and asked for input from the La Colina (LC) Board. If LC Board agrees to the proposal, a mailing to all LC residents will be sent at Sonora Vista's expense. This mailing will ask HO's to vote Yea or Nay on the proposal for the gate. The La Colina Board will respond to the Sonora Vista Board prior to the mailing.

Landscaping:

Alice explained the discussions that she and Dennis have had with a landscaping company regarding a design for the front entrance and necessary irrigation improvements to support new planting. She explained that the estimate the company provided was considerably higher than the \$10000 budget for the project. Given the cost, it appeared best to complete the design and plant a few plants at a time over a period of time. Alice will contact the landscaping company and request a final design graphic.

Jim Belillo explained that he believes the current irrigation is sufficient. He agreed to meet with Superior. (see attachment to these minutes).

Management Report

- The 2008 Management Plan provided to the Board includes all important meetings and contract renewal dates.
- A bid for \$650 for CPA services was accepted.

Homeowner comments:

- Jim Belillo explained that there are more rentals in the community because of the real estate market. He asked how is responsible to provide the CC&Rs to the lessees. Robin explained that it is the responsibility of the owner. She also said that other communities used Rental Agreements. Robin agreed to draft one for Board review.
- Ken Goldstein asked if there is a height limit on native trees. The answer is No.
- Ken Goldstein suggested that the board will make a recommendation to homeowners prior to the vote on the SV gate.

The meeting adjourned at 7:39 pm.

Following is Jim Belillo's report following his meeting with Superior Landscape:

On Thursday, February 21, 2008, at a La Colina H.O.A. Meeting, I was authorized to meet with the Landscape Company, Superior Landscape Management, Inc. , Joe Cala, Owner, concerning drip irrigation.

I contacted Joe Cala of Superior Landscape and made appointment to meet with him on Monday February 25th at 11:00AM - 1:15 PM.

The main reason of the meeting with the Landscape Contractor, I was told that they could not locate valve #16 which controls drip system on SW corner of 135th St. and down south to bridge, west of Gold Dust to Steve Mara's old house all around the grass area. A very long run. I asked Joe why he hasn't identified all valves in our area. He stated as long as the clock was working he wasn't that concerned.

I told him there was a typed list of all valves and clock locations in the La Colina clock box. He told me when he took over a year and a half ago, there was no typed list. Also, he stated the clock to the left of our main clock was broken and not working. (Note: we are not using this clock because we abandoned it some years ago. (The clock was working at the time of abandonment.)

My findings were as follows:

Clock #1 – La Colina:

Valves 7,8 and 9 are lawn valves

Valve #2 - Is for drip for N/W 136th Street, starting north going down south on both sides of sidewalk to Gold Dust, West on Gold Dust to 135th Way also both sides of sidewalk.

Valve #16 - For Drip which controls drip system on SW corner 135th St. down south to bridge, west on Gold Dust to Steve Mara's old house, all around grass area. A very long run.

Spray valves #4 and #6 are connected and working for N.W. and SW corners (Entry Way 135th St. & Gold Dust] Also, spray valve on Gold Dust, south curb between curb and sidewalk. Note: this spray can be changed to drip. (We would have to change pressure regulator valve in ground)

Spray Valve N. W. end of property near Quest Box, may have to be removed. (Leaking abandoned]

Joe and I removed some irrigation caps and bled them. We noted that there was a lot of small rocks and grit in line. Also some heads were missing and not working. Joe indicated this drip system should last another 20 years with some upgrading of drip heads to multipoint heads. He said we have good pressure and also in capping off some Desert Trees in wash, the pressure should increase.

I recommended to him to give us a bid to put this irrigation system up to par so we can start planting new plants.