

Point Loma Tennis Club
Board of Directors Meeting Minutes
October 24, 2017

The Meeting was called to order at 6:00 pm in the Association Club House and a quorum established.

Directors Present: Laurie Rennie, President
Eileen Robinson, Vice President
Bill Scarfia, Treasurer
Deborah Petersen, Secretary
Valerie Hume, Director
Lorenza Rivero, Director

Directors Absent: Terri Neuwerth, Director

Committee Reports

Landscape – The Committee has agreed to allow Weststar to use \$500.00 of the monthly landscape budget for plant replacement. It was requested that the Board rethink the removal of the three Junipers that are growing into the Pepper trees making them unstable. Directors Scarfia moved with Director Petersen seconding to approve discussion of the Juniper removal the three Junipers have grown into the Pepper trees and are intertwined leaning into and out across the walkway by the pool. After some discussion Directors Scarfia moved with Director Peterson seconding to remove the three Junipers that were growing into the Pepper Tree and crowing the side walk. Scarfia/yes, Petersen/yes, Rennie/yes, Hume/yes, Rivero/yes, Robinson/no. The motion carried.

The next landscape renovation will be 2636 Worden and is scheduled to start at the end of October.

Maintenance – The Committee did not meet in October, but they will be meeting quarterly. Highlights of the Meeting Minutes will be put in the monthly Board of Directors Meeting Minutes.

Communications- The Committee did not meet in October but is investigating the use of Wild Apricot as a web site host. Minutes, pictures, communications and even Pay Pal can be added for individuals who wish to pay their monthly assessments by credit card. A final decision will be made at the next meeting, so a presentation can be made to the Board of Directors.

Social – Social events are done for the summer.

Managers Report – The roof replacement at 3982 is currently underway. The pool resurfacing will start November 1st and will take approximately four weeks to complete. To help reduce the number of individual walking through the community secured gates will be installed across the sidewalk that runs along the pool before the pool gate in front of 2640 Worden and on the east garage walkway of the same building. Securing the trash and recycle bins has been successful at 2628 & 2632 Worden. Locks will be ordered and the dumpsters and recycle bins in the remainder of the community will be secured.

Homeowners Comments – It was recommended that the pool heater be checked to see if it needed to be replaced while the pool was shut down for re-plastering.

Access to minutes and other Association documents should be protected by pass words or access codes.

The automatic debit service will continue to be offered by the Association once the website is updated.

There are two small stucco holes in the wall on the third floor of 4012 Valeta. The Palm Trees are doing well in the atrium. The atrium floor should be cleaned to remove the water stains or repainted if the stains cannot be removed.

It was questioned when tree trimming was scheduled. Tree trimming will begin in November.

Review Meeting Minutes – The September 26, 2017 Board of Directors Meeting Minutes were reviewed. Director Scarfia moved with Director Petersen seconding to approve the minutes as submitted with changes to indicate that the landscape

committee had divided the community into 5 areas not 3 and that the committee did not agree to move forward and remove the Junipers around the pool. Scarfia/yes, Petersen/yes, Rennie/yes, Robinson/yes, Rivera/abstain, Hume/abstain. The motion carried.

Review Financial Report – The reserve balance at the end of September 2017 is \$537,000.00 and at the end of August 2017 it was \$516,000.00. The ratio between revenue and bills is 5 to 3 and there is a \$7,000.00 loss year to date comprised of overages in plumbing, water and remediation. Overall the Association is in good financial condition.

Total Operating \$49,147.81, Total Reserves \$536,789.35, Total Accounts Receivable \$44,271.54, Total Current Assets \$630,208.70, Total Account Payable \$34,583.83, Total Liabilities \$34,583.83, Total Equity \$595,624.87, Total Liabilities & Equity \$630,208.70.

Director Scarfia moved with Director Hume seconding to approve the September Financial Report as submitted. The motion passed unanimously.

New Business

Leak Control System – It was unanimously agreed not to proceed with the water treatment system at this time. Staff will monitor the number of corrosion related leaks as repairs are made to determine if a water treatment system should be investigated in the future.

Personal Security Cameras – The individual who requested the item was not present at the meeting.

Carpet Replacement Men's Locker Room – The cost to replace the carpet in the men's locker room with the rubber mat in the cardio room and office in house is \$1,100.00. It was unanimously agreed to move forward with the project and have the lady's locker room done at the same time.

Earthquake Insurance – An owner had requested that the Association obtain a quote for earthquake insurance. The cost for a sixty-eight-million-dollar policy with a 5% deductible is \$63,816.80. To date all the earthquakes in the area have

only caused cosmetic damage and would not be covered by an earthquake policy. Owners who are interested in having earthquake insurance should contact the California Earthquake Authority who provides inexpensive policies for individual homeowners. Earthquake Insurance for the Association will not be pursued at this time.

Air B&B's – The Association's rental policy is 30 days minimum and short-term rentals are not allowed. A rule will be added to the Rules & Regulations to include a \$1,000.00 fine for those violating the 30-day rental rule with short term rentals.

Assessment Discussion – Director Robins requested that the Board revisit the monthly assessments either to make them all the same or more equal. This item can be included in the owner survey that will be put out by the Communication Committee.

Homeowner Comments – It was reported that there are tree roots lifting the concrete slab in the parking garage. The Manager will have the Arborist check the area.

There being no further business the meeting was adjourned to Executive Session at 6:50 pm.