

The West Bluff Hills News

issue #8 (9/28/19)

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THE ELECTION IS COMING!

Excitement is in the air! Everyone seems to be talking about it! The election is coming!

No, we're not talking about the National elections We are talking about the West Bluff Hills Board of Directors election!

You recently received a letter in the mail titled *Candidate Registration Form*. We are including it [here](#) just in case you trashed it by mistake.

Our 80 unit development needs board members to operate and over the years, owners have stepped up to assist in the operations of our association. Our By-Laws allow for a maximum of five board members, elected for a one year term.

To conduct business, a quorum of board members must be present at a meeting. For five members, a quorum is three. If there are only three serving board members then a quorum will be two. Our board can operate with 5, 4, or 3 board members. Research suggests that if there are only one or two board members then those directors cannot conduct any business except to appoint additional directors. If the association is unable to fill the board positions then courts can appoint a receiver to oversee an association.

The bottom line, we want as many board members as we are allowed (5) as it provides more input and thought on the important issues regarding our complex. The board position is for one year and shouldn't require a lot of your time.

Being on the Board: What is required and what are the obligations.

- 1) You must be an owner or, if your condo is in a trust, a trustee. Sorry, renters cannot run for a board position.
- 2) You can nominate yourself for the position and you do not have to live on the property. Some of our current board members are off site owners and teleconference to the meetings.
- 3) You will have to make a commitment to attend monthly meetings, either in person or by phone. It is acceptable to miss meetings if necessary. If a quorum of board members are not present, the meeting cannot be held. A quorum would be three of five members.

4) Meetings are currently held at the Prescott Companies in Carlsbad, on the third Tuesday of the month but sometimes get switched around. Meetings start at 5:30 pm and run until 7:30 or 8.

5) If something comes up and you have to resign your position, you can do so at any time. It would be wonderful if you could serve for the entire year but you are under no contractual obligation to do so.

6) Since Davis-Sterling rules prohibit a quorum of board members from discussing or acting on any Association matter outside of the meeting, you really shouldn't have much to do between meetings

What happens at a board meeting?

As a board member, you will have to do some homework. Prior to the meeting, you should receive a "Board Package". It covers the topics on the agenda in more detail. It could be electronic or printed and can sometimes be a hefty document. You should prepare yourself for the meeting by going through this document in advance.

Part of the board package may include Executive Session items. These are board discussions currently held at the meeting from 5:30 to 6 pm. This part of the meeting is closed to owners as it covers confidential matters like neighbor complaint against neighbor, formation of contracts and delinquent assessments and collections. General session topics are not discussed in the executive session (again, Davis-Sterling)

Following the Executive Session is the General Session. This is where all the work gets done. At our board meetings, there is a manager, in our case an employee of Prescott. The manager's job is to report on the status of operations and handle new requests from the board. The manager also acts as a go between with all of our contractors.

All homeowners are encouraged to attend these general session meetings. Each owner is also given some time to discuss any WBH topic they wish. An orderly process is followed via the agenda and rules of order. Motions to do things are made, motions are seconded (or not), topics are discussed and votes for or against are cast. It is here where laundry rooms get refurbished, pool gates get upgraded, budgets and expenses are discussed and major repairs from our reserve funds are approved.

Being on the board or simply just attending meetings is a real positive step in protecting your investment and is truly an interesting experience. In some respects, it is eye opening to see what goes on in the background and how boards handle our huge annual operating budget of \$324,000.

Even though it is a volunteer position (read no pay) there is satisfaction that you are helping make our community a better place to live.

Davis-Sterling, the laws regarding association conduct were signed into law in 1986. Since business can only be conducted at meetings, these laws make life much easier for a board member, and provide transparency for the homeowners. If you follow the meeting rules, you shouldn't have to carry this HOA burden around with you daily. Just do some homework near the end of the month and show up at a 2-3 hour meeting (or telephone in). If you feel like you want to work in the background between meetings and research something like landscaping plant varieties, that will be your choice.

Remember, we hired a management company to do all the managing. They pay the bills, perform all the accounting and manage our contractors, like the landscapers and repair crews. The saying goes "Let the board direct and allow the management company to manage".

So, please consider signing up for a board position! [Fill out the form and register](#). If you like, include a bio: Tell the other owners a bit about yourself and your views on the future of West Bluff Hills (optional). The registration form can be faxed, scanned and emailed or sent by mail. Please note it is sent to The Ballot Box in Tustin and not Prescott Companies in Carlsbad. **The deadline to submit this form to The Ballot Box is October 17th.**

Elections are coming, elections are coming! We hope to see your name on the ballot and if not, consider attending meetings and see what goes on!

The latest board meeting was held September 24th at Prescott companies.

Four of the board members attended by teleconference, one was absent. Also attending were representatives from Prescott, two vendors (Flock and Protec), and four homeowners. Here are some of the topics discussed.

- There was a presentation by [Flock Safety](#). At a yearly cost of \$4000, the board is considering having this company set up a camera at each entrance to our parking lot. As we understand the system, the cameras will take snapshots of license plates of all vehicles entering the property (but not leaving as that would require two more cameras). Flock also records images of cyclists and pedestrians moving past its cameras. In the event of a non violent crime, the police will have access to the plate images to identify possible suspects. Note: These two cameras will not monitor any activity in the complex but merely take still pictures of incoming vehicles. Want more information? Read this [LA Times Article](#).

There were no decisions made on the Flock Safety proposal and discussion moved on to other matters.

- The Laundry Room renovation in the 6921 building is stuck in limbo. This project, first reported by the News on June 28th, involves bringing back to life what was once a laundry room. We couldn't find out why it was originally taken out but it is an amenity for the residents that must be restored. The board turned down an estimate from ProTec (\$8780) and is soliciting two more bids.
- Also, near the walkway just North of 6921 is a vertical piece of rebar sticking out from the ground, near a sprinkler. It should now be covered with a cone for your safety and the board approved up to \$250 to have it removed.
- A draft of the 2020 budget is out and is currently under review by the board. We will report on the status of this as it progresses.
- There has been installation of hard surface flooring in upper units which should have had approval of the board or an Architectural Committee. At issue is the sound transmission through the floor and into the lower condos. There was some discussion regarding material guidelines and measuring sound levels in the units below to see what may or may not be acceptable. The attorney was directed to work on a policy regarding this.
- An Architectural Committee was established and two of the owners attending the meeting volunteered to serve. This newly formed committee will be evaluating your plans before any work is done inside or outside your condo. Expect the process to now proceed much more quickly! Remember, before work is done, you will need to submit an Architectural Application and get approval. [Here is the form](#) you should use. It is sent to management.
- Finally, the Annual meeting (elections) will be held December 16th. Please consider putting your name on the ballot! Again, the deadline to register is October 17th.

The next regular board meeting will be held on October 22nd at The Prescott Companies – 5950 La Place Court, Suite 200 Carlsbad, CA 92008. Executive Session is scheduled to begin at 5:30 p.m. / The General Session will follow at 6:00 p.m. All owners are welcome.

Our property manager is Margaret Rios and if you are a WBH owner and need to contact management, call 760-634-4700, or email:

customerservice@prescottmgt.com Prescott is a big company so be sure to state that you are a West Bluff Hills homeowner and Margaret is your manager.

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WBH News,
We'll keep you informed.

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