

**WEST BLUFF HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION
APRIL 23, 2019**

MINUTES

NOTICE OF MEETING:

Upon due notice given, a General Session of the Board of Directors of the West Bluff Hills Homeowners Association was held on April 23, 2019 at the Prescott Companies office, 5950 La Place Court, Suite 200, Carlsbad, CA.

ATTENDANCE:

Directors Present: Ron DeLegge, President (via teleconference)
Mike Minnick, Secretary (via teleconference)
Teri Shima, Director at Large (via teleconference)

Directors Absent:

Others Present: Lori Graham, Senior Community Manager, Associa –
The Prescott Companies
Jennifer Eldair, Vice President - Carlsbad, Associa –
The Prescott Companies
Several homeowners

CALL TO ORDER:

The meeting was called to order at 6:05 p.m.

EXECUTIVE SESSION

DISCLOSURE:

An Executive Session was not held on this evening; therefore, there were no disclosures to be given.

HOMEOWNER FORUM:

Time was set aside for any Owners in attendance to express any concerns or issues within the Community. Items discussed contained the following:

- Board Member Training
- Proposed Parking Rules
- Pool Gate
- Pest Control
- Association Communication
- Leased Units

APPROVAL OF MINUTES:

There were no minutes available for review and approval at this time.

FINANCIAL REPORTS:

Accept Financial Statements: Upon a motion duly made by Ron DeLegge, seconded by Teri Shima and carried unanimously, the Board accepted the

financial statements for December 2018, January 2019 and February 2019 subject to year-end review by the Association's CPA.

UNFINISHED BUSINESS:

Action Items from Previous Management Company:

- Western Towing Agreement – The Board unanimously agreed to random patrol for vehicles parked in a fire lane which includes behind garages effective June 1, 2019. A special notice to be mailed to all members and tenants as well as posted on TownSquare.

NEW BUSINESS: Legal/Collections Proposals: This item was tabled until meeting in anticipation for a third proposal.

Lighting Proposal: The Board unanimously agreed that management should follow through with the lighting proposal as submitted by Three Phase Electric to replace two damaged flood fixtures near 6907 Quail Place #F for a not to exceed amount of \$500.00. Board President requested that management negotiate a \$400.00 not to exceed amount.

MANAGEMENT REPORT:

Action List: Pending
Work Order Report: Pending
Annual Calendar: Pending

DATE OF NEXT MEETING:

The next General Session meeting of the Board of Directors Meeting of the West Bluff Hills Homeowners Association will be held **May 28, 2019 at 6:00 p.m.**

ADJOURNMENT: There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:25 p.m.

ATTEST: _____ **DATE:** _____