

**Crest of Calavera Hills Homeowners Association  
General Session Board Meeting Minutes  
Wednesday, May 22, 2019**

**PropertyADVANTAGE Office  
5142 Avenida Encinas  
Carlsbad, CA 92008**

**ATTENDANCE:** Directors Present: Bill Parks, President  
Janet Bryant, Secretary  
Mark Dea, Treasurer  
Tina Filler, Director at Large

Director Absent: Joe Curran, Vice President

**OTHERS PRESENT:** Management Representative: Jill Schilling, Community Association Manager

**CALL TO ORDER:** The meeting was called to order at 6:30 pm by Bill Parks, Board President.

**HOMEOWNER FORUM:** None conducted, no members were present.

**APPROVAL OF MINUTES:** Upon a motion made, seconded and unanimously carried, the Board approved the April 17, 2019 General Session Meeting Minutes as presented.

**FINANCIAL REPORTS:** Upon a motion made, seconded and unanimously carried, the Board accepted the financials ending April 30, 2019. This acceptance is subject to the approved CPAs year-end financial review.

Board members deferred discussion on movement of operating account funds currently held in US Bank until the June 19, 2019 HOA meeting.

There was no Board action required on the Morgan Stanley financial portfolio at this time.

**ARCHITECTURAL COMMITTEE:** 3715 Bennington Court – Request to install a keypad on front door for entry: The Board approved, with the condition that painting the front door will be owner responsibility, and color must match the approved HOA front door color.

3727 Bennington Court – Request to replace sliding patio door: The Board approved, as submitted.

3781 Portland & 3783 Portland – Request(s) submitted by connected properties to replace their fences: The Board approved as submitted. Management was requested to make sure the owners have the HOA approved fence paint color.

**LANDSCAPE COMMITTEE:** Board members reviewed member communication from 2891 Sanford Lane, along with photos submitted to show a front yard with no turf, only dirt and weeds, asking the Board to facilitate a proper resolution so she can have a nice yard with functioning irrigation.

**UNFINISHED  
BUSINESS:**

**Annual Meeting June 19, 2019:** Board members acknowledged sign in for the Annual Meeting will be 4:45 pm with a meeting start time of 5:00 pm. General Session to be held at 6:00 pm, following ballot tabulation.

**CAU Insurance Services Audit:** Board members reviewed the communications from CAU Insurance Services, recommending the Association consider installing an anti-slip floor mat and hand grip bars to the pool shower area. Management was requested to ask Personal Touch Cleaning Services if they can perform this service.

**NEW BUSINESS:**

**Termite Report Account # 1009004211:** The Board reviewed the termite inspection report prepared by Lighthouse Termite Control submitted by the new owner, asking for her chimney to be painted. The Board declined taking action at this time and will revisit this maintenance when other exterior paint maintenance is scheduled for the Community,

**Community Keycard System:** Management reported the Association's key vendor, Quality Lock & Security Services, have advised they no longer program keycards and a list of members with keycard identification numbers was not located. Board President, Bill Parks, will search his records and provide Management with his findings. The Board agreed to consider a new keycard system, issuing new keycard to members at a later date.

**Pool Noise Disturbances:** Board members reviewed the communication dated May 2, 2019 from a member to report that her tenant has been experiencing high levels of noise from the pool area after hours. The Board requires details for all disturbances to include date, time, location and participants involved in Community disturbances. Residents should be encourage to call the police for late night noise disturbances.

**Cole Electric Light Maintenance Services:** Board members acknowledged Don Cole has retired and Mr. Cole recommended the Association contact Robeck Electric for lighting maintenance services. Management will obtain a service agreement with a fee schedule from Robeck Electric for Board review at the June 19, 2019 meeting.

**Fraze Paint Colors:** The Association paint colors have not changed, but color codes need to be converted when the product is not Fraze paint.

**Community Display Bulletin Boards:** The Board declined removal of the fogged bulletin board located near the mailboxes at this time.

**NEXT MEETING:**

The next HOA meeting will be the Annual Meeting of Membership on June 19, 2019 to be followed by General Session and Executive Session.

**ADJOURNMENT:**

With no further business to come before the Board, the meeting adjourned at 7:30 pm.

**ATTEST:** \_\_\_\_\_ **DATE:** \_\_\_\_\_