

THE CREST OF CALIFORNIA AVERA HILLS HOMEOWNERS ASSOCIATION

General Session Meeting Agenda

Property Advantage

5142 Avenida Encinas, Carlsbad, CA 92008

Wednesday, February 19, 2020 @ 6:00 PM

I. CALL TO ORDER @ 6:00 PM

II. OPEN FORUM

Open forum is held for the benefit of the general membership. At this time, those in attendance of the meeting are invited to floor any questions, comments or concerns relative to the day-to-day operation of the Association. Although no action may be taken at this time, the BOD may elect to place any issues raised on the docket for the next regularly scheduled General Session Meeting. There is an allotted maximum time of three (3) minutes per speaker, Open Forum not to exceed thirty (30) minutes.

III. APPROVAL OF MINUTES

A. January 15, 2020 General Session Meeting Minutes.....1-2

IV. FINANCIAL REPORT

A. Financial Statement Follow Up Nov & Dec 2019 (Provided at Jan 15th Mtg)

B. Financial Statement Ending January 31, 2020.....3-35

C. Morgan Stanley Portfolio Recommendations.....36

V. COMMITTEE REPORTS

A. Architectural Requests – None Submitted

B. Landscape Maintenance Report January 23, 2020.....37

i. Monthly Walk Through 4th Thursday @ 9:00 AM

VI. UNFINISHED BUSINESS

A. Pool Keycard Project Follow Up.....38

B. SB 323 New Election Rules – Management Follow Up To Board Jan 20th39

i. Board President Email Dated January 22nd40

ii. HOA Election Rules – Drafted January 2020.....41-54

iii. Board VP Email Dated January 24th55

iv. Massie Berman Proposal.....56

v. Wasserman, Kornheiser, Combs LLP Communication.....57-58

vi. Wasserman, Kornheiser, Combs LLP New Election Requirements....59-75

vii. Wasserman, Kornheiser, Combs LLP Fee Agreement.....76-78

VII. NEW BUSINESS

A. HOA Consent Form Discussion – Board Treasurer Request79-81

B. Year End Financial Review & Tax Returns 2019 – Pending Beck and Company, CPA

VIII. NEXT HOA MEETING: Wednesday, March 18, 2020

IX. ADJOURN