

PLAYMOR LA JOLLA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR MEETING  
NOVEMBER 12, 2012  
MINUTES

- I. Call to Order: President Brian Rho called the Playmor La Jolla Board Meeting to order on Monday November 12, 2012 at 1:00 PM – 4343 Caminito Del Diamante (Poolside) San Diego, CA 92021

Roll Call:

Brian Rho, President – Present  
Faye Foroutanpour, Vice President – Present  
Eve Ewing, Secretary – Present  
Ruth Nutt, Treasurer – Present  
Becky Powers, Director at Large – Present

Debra Dailey, Playmor La Jolla Managing Agent – Present  
Deborah Kistler, Managerial Associate - Present

- II. Homeowner Forum/Correspondence: Playmor Homeowners were invited to address the Board of Directors.

III. Minutes:

A. October 11, 2012 Organizational Minutes

Action 1. Director Rho moved to approve the October 11, 2012 Organizational Minutes as presented. Director Powers seconded. Discussion occurred. The motion passed unanimously.

B. October 11, 2012 Open Session Minutes

Action 2. Director Rho moved to approve the October 11, 2012 Open Session Minutes with the correction to strike Action 7. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

C. July 12, 2012 Open Session Minutes

Action 3. Director Nutt moved to approve the July 12, 2012 Open Session Minutes with the correction to strike Action 8. Director Ewing seconded. Discussion occurred. The motion passed: In favor 2; Abstained 3 (Directors Rho, Powers and Foroutanpour).

IV. Financial Considerations:

A. Financial Reports:

1. October 2012

Action 4. Director Rho moved to accept the October 2012 Financial Report as presented subject to Review. Director Nutt seconded. Discussion occurred. The motion passed unanimously.

Action 5. Director Nutt requested Playmor Owner Account Histories (of those owners who owe money to Playmor other than Monthly Assessments) be attached to the prior month's financial report and not printed on the day of the board meetings and hand-delivered to the board meetings.

B. Merrill Lynch Reserve Account Recommendation

Action 6. Director Rho moved to approve the following Merrill Lynch CD Laddering Plan recommendation: One 6-month CD; One 9-month CD; One 12-month CD. Director Powers seconded. Discussion occurred. The motion passed: In favor 4; Opposed 1 (Director Foroutanpour).

C. Delinquency Considerations:

Action 7. The Board reviewed the Delinquency Report.

V. Committee Selection:

A. Pool and Spa

Action 8. The Board approved Director Ewing's request to appoint Christine Young as Pool and Spa Committee Chairperson with Eve Ewing acting as Board Liaison.

B. Landscape

1. Irrigation Committee

Action 9. The Board approved the appointment of Ruth Nutt to the Irrigation Committee.

2. Trees and Flowers Committee

Action 10. The Board approved the appointment of Eve Ewing and Faye Foroutanpour to the Trees and Flowers Committee.

C. Maintenance Committee

Action 11. The Board approved the appointment of Faye Foroutanpour and Ruth Nutt to the Maintenance Committee with Ruth Nutt acting as Board Liaison.

D. Party/Noise Violation(s)

Action 12. Director Rho moved that during the regularly scheduled monthly board meeting the Board will review the prior month's Summit Security Daily Activity Report, and the Board will vote on who will get noticed. Director Powers seconded. Discussion occurred. The motion passed: In favor 4; Opposed 1 (Director Foroutanpour).

#### VI. Proposals/Bids/Contracts:

##### A. Mike Tombleson

1. 9/27/12 Repair List – Updated 10/29/12

Action 13. Director Rho moved to approve the continuation of maintaining the Mike Tombleson Repair List Update Process. Director Powers seconded. Discussion occurred. The motion passed unanimously.

2. Paint Color

Action 14. Director Powers moved to approve Mike Tombleson's sample paint color. Director Rho seconded. Discussion occurred. The motion passed: In favor 4; Abstained 1 (Director Foroutanpour).

3. Bid Request: Front Door Replacement – 4303 Zafiro

Action 15. Director Powers (upon visual inspection) moved that it is the 4303 Zafiro Homeowner or their Agent responsibility to repair/replace the front door. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

##### B. Pool Area Security Cameras

Action 16. The Board requested three proposals to install security camera in the pool/spa area and in other high risk areas throughout the community: San Diego CCTV at 858-222-7543 (Juda).

##### C. Termite Tenting

Action 17. The Board requested three proposals to tent the buildings: SWAT.

##### D. Trip-and-Fall

Action 18. The Board requested a proposal to grind the walkway trip-and-fall areas throughout the property: 9611 and 9623 and others.

##### E. Spa Renovation

Action 19. Director Rho moved to ask John Baldwin (1<sup>st</sup> Pool and Spa) to (immediately) turn on the spa and make certain all spa features are up and running and ask

Mike Tombleson to move the spa gate repair to the top of his priority list. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

F. SDG&E Pool Meter

Action 20. Deborah Kistler will continue to work with Filipe to get the part bid.

G. Landcare Logic

1. Proposal #212738

Action 21. Director Rho moved to approve a landscape budget allocation in the amount of \$1600.00. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

2. Proposal #212683

Action 22. Director Rho moved to strike Proposal #212683. Director Ewing seconded. Discussion occurred. The motion passed unanimously.

3. Proposal #212613

Action 23. The Board agreed to Table Proposal #212613 until December 2012.

H. One-Tripp

1. Master Plan Walk-Thru Scheduled – November 19, 2012 at 2:30 PM (Poolside)

Action 24. The Board asked Director Rho and Director Ewing to accompany Management and One Trip on the Walk-Thru.

I. Apex Electric

Action 25. The Board asked Debra Dailey to contact Filipe regarding the light walk-thru results and associated work throughout the property.

J. Playmor Website Proposal

Action 26. Director Foroutanpour moved to Table the Playmor Website Proposal discussion until December 2012. Director Rho seconded. Discussion occurred. The motion passed unanimously.

VII.ARC Request(s)

1. 4315 Diamante

Action 27. Director Rho moved to approve the 4315 Diamante sliding glass door replacement. Director Foroutanpour seconded. Discussion occurred. The motion passed unanimously.

2. 9607 Feliz

Action 28. Director Rho moved to approve the 9607 Feliz window replacement specifying the circled item on page 7. – 8 white. Director Powers seconded. Discussion occurred. The motion passed unanimously.

#### VIII. Old Business

A. 9544 Easter Way (Genesee Vista) Tree Root Meet and Confer – Debra Dailey

Action 29. The Board asked that Debra Dailey request that Genesee Vista put their request in writing.

B. Utility Closet Doors:

1. 9620 Feliz
2. 4311 Diamante
3. 4363 Diamante

Action 30. Director Rho moved that the HOA will assume the cost to replace/repair the utility closet door(s). Director Powers seconded. Discussion occurred. The motion passed unanimously.

Action 31. Director Rho moved to approve Option C provided the door can be locked using the existing locking mechanism. Director Powers seconded. Discussion occurred. The motion passed unanimously.

C. Meter Splitting – In progress

#### IX. New Business

A. Playground and Volleyball Court Considerations

Action 32. The Board asked that this item be removed from the Agenda.

B. Sub metering

Action 33. Director Rho and Director Powers volunteered their homes for an inspection.

C. Brush Clearing

Action 34. Director Rho moved to (instead of asking the City) Landcare Logic will be asked for a brush clearing fire hazard evaluation. Director Powers seconded.

Discussion occurred. The motion passed: In favor 4; Opposed 1 (Director Ewing).

XI. Adjournment

Action 35. The Meeting was adjourned at 4:50 PM.

Respectfully Submitted:

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Debra Dailey, Managing Agent; Recording Secretary

APPROVED