



The next meeting of the Board of Directors will held at 6:00 p.m. on
April 3, 2017
2245 East Valley Parkway Escondido, CA 92027

AGENDA

1. **Executive Session – 5:30 p.m. (Board Members Only)**
 - 1.1 Approval of February 27, 2017 executive meeting minutes.
 - 1.2 Foreclosure approval (*If Applicable*)
 - 1.3 Legal – New pre-lien letter policy “Initial Contact Letter” to comply with FDCPA.
 - 1.4 Delinquent Members – Included for the Board’s review are various filings provided by the Associations Attorney, *no Board action required*.
 - 1.3.1 HT178 – Update/mediation request
 - 1.5 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners, along with any correspondence received. *No action required*.
 - 1.4.1 Hearing Notices
 - 1.4.2 Update DRC out of compliance letters
 - 1.4.3 HT10 - Small Claims Court update
2. **President establishes a quorum and calls OPEN meeting to order (6:00 p.m.)**
3. Approval of February 27, 2017 meeting minutes.
4. Approval of February 28, 2017 financial statement
5. Committees:
 - 5.1 Architectural – Included for the Board’s review is a copy of the 2016/2017 DRC log, *no action required*.
 - 5.2 Landscape – Review water usage report provided by Benchmark.
6. Unfinished Business
 - 6.1 Schedule meeting date to approve draft Rules/Regs and Architectural Guidelines, copies will be distributed to all owners for the (30) day review and comment period.
7. New Business
 - 7.1 Matthew Swain from Association Reserves will be in attendance to discuss updated draft 2017 reserve study and answer any questions.

- 7.2 HT187 - Application for landscape/hardscape improvements denied by the DRC. Per Civil Code 4900 the owner is appealing the DRC's decision before the Board.
- 7.3 Management awaiting DG path replacement options from Applied Consultants. **Pg. 68**
- 7.4 Review proposal in the amount of \$1,050 submitted by Gregory Villard for the review and preparation of May 31, 2017 income tax returns
- 7.5 Liens and/or foreclosure approvals *(If applicable)*

8. **Homeowner Discussion for topics not listed above – Time remaining**

9. Schedule next Board of Directors meeting date: _____ *****BUDGET*****

10. Adjourn

PET ETIQUETTE



There have been many reports of pet owners NOT cleaning up after their pet. It is your responsibility as a pet owner to clean up any waste. This includes, but is not limited to: your front or back yard and the common area. To not cleanup is inconsiderate, unsightly and unsanitary. In addition we have had complaints from residents regarding dogs defecating on owner's private property (front lawns), as a courtesy please avoid walking your pets on your neighbor's yards.

Please be a responsible pet owner and pick up after your pets!

Please refer to section 2.6 of the CC&R's for detailed information regarding Animal Regulations

WHO TO REPORT COMMON AREA LEAKS TO?

Broken sprinklers, gushing water, and irrigation breaks are considered an **EMERGENCY** and need to be reported to management as soon as possible.

- During regular business hours (Mon-Fri 9am-4:30pm), please dial 760-745-5861 x 100.
- After-hour emergencies before 9am, after 4:30pm, and weekends/holidays, please dial 760-745-5861 and push 8. Please be sure to leave a detailed message with your address and contact information. The emergency notification will go directly to the cell phone of the manager on call.