



Board Meeting

Minutes

Feb 13th 2024

7:00 PM

A. PRESIDENT – Meera Desai

1. Open Meeting, meeting start time was 7:05 PM

Meera Desai introduced Maryka Williams (Home Owner in Attendance) and discussed the CC&R and Bylaw update. She mentioned a change in California law that requires sending an annual mailer to homeowners. She also discussed sending out postcards for voting and the need for an additional mailer in January. Meera emphasized the importance of drafting new documents and keeping certain items in the CC&Rs to avoid pushback. She also highlighted the legal implications of keeping rules and policies versus keeping them in the CC&Rs and bylaws.

B. SECRETARY – Abhishek Chhibber

1. Board to ratify notes from previous Board Meeting - Abhishek was not present. To be ratified in next meeting

2. Secretary to confirm Board quorum - Abhishek was not present. Meera confirmed quorum

3. Associate members update - The team discussed the status of associate memberships. Post- Meeting note: Meera and Abhishek discussed the process of adding members off the waitlist once we have heard from previous associates. Abhishek reported that only 13 out of 143 associate memberships have been paid so far. The team also discussed the upcoming registration day in March and the need to know the associate paid count by then. Mehul offered to run a report on the associate membership status. The team agreed to reconvene if there was any new business.

C. ACC Update – Sheryl Stroh

1. Sheryl Stroh discussed the effectiveness of physical door hangers for communication and the need for improved methods. Lastly, it was noted that the majority of projects, including remodels, are still ongoing.

D. POOL – Joni Landine

1. Maintenance

a. Joni provided an update on maintenance, including the fence replacement and coaches for the sharks. Some of the parts of the fence were damaged by

a recent windstorm. Joni was informed by the fence contractor that the damaged parts would be repaired.

2. Lifeguards / Swim Lessons

- a. Val noted that they have received 20 applicants for lifeguards.

3. Sharks

- a. Based on the financial report from Mehul regarding Sharks expenses, Joni motioned that there should be no change in fees for the swim team this year. This was approved by the Board.
- b. Valerie requested a list of associate members for registration - will target to receive the information from the team by early March.
- c. The team discussed the payment process for Swim team registration, deciding that in-person payments through Square would be the easiest option. They also considered the possibility of online payments, but noted the complexity of implementing refunds. Mehul will update as to whether this is possible.

E. SOCIAL – Sujatha Swaminathan

1. Past Social Events
2. Upcoming Social Events

F. COMMUNICATIONS – Koorosh Vakhshoori

1. Member and Associate Engagement
2. Other business

Koorosh updated the team on communications, mentioning the dispatch of the splasher for January and February and the implementation of an email reminder system for dues.

Meera highlighted an issue with the Homeowners Association demand form that the title company doesn't always follow through with the form completion with the new homeowner names and contact info. It was agreed that properties should be tagged as pending for tracking.

G. TREASURER – Mehul Patel

1. Actuals / Forecast
2. Other business

Mehul Patel reported that 252 payments had been received from homeowners, with an equal split between checks and online payments. There was a discussion about the remaining payments due and the expectation of a surge in payments in the final days.

Mehul also mentioned that the annual transfer of funds to reserves had been completed. There was a concern raised by Abhishek Chhibber about the delay in setting up online access and the ability to pay bills. Mehul also shared that all financial statements and reports are being maintained under finance in a shared 2024 folder, accessible to all board members.

H. New Business

I. Q&A - Homeowners

HOA Fees and Access to Information

A homeowner asked about dues and how to get confirmation of payment for loan documents. Meera said she has a form available for homeowners that need this information. Koorosh put a note on the website for people to contact the president to request this statement.

HOA Benefits and Communication Strategy

The team discussed the purpose and benefits of the Homeowner's Association (HOA), addressing concerns from homeowners who believe they are not gaining value from it. Meera emphasized that the HOA provides more than just a pool, such as compliance with regulations, attorney services, and community events. The team agreed on the need to better communicate these benefits to the homeowners, with Abhishek suggesting a proactive approach to highlighting the value of the HOA to homeowners, including its role in maintaining property values. The next meeting was scheduled for March 13th.

Next steps/Action items

- Meera will convert the PDF documents of the governing documents to Word and share them with the board. The board will review the new documents and provide feedback.
- Meera will look into services for printing and mailing the annual notices and policies update.
- Mehul will take the lead on the winter New Year celebration.
- Koorosh will set up a reminder for the winter New Year celebration.
- Koorosh will identify the exact locations of the placards for official notices and provide this information to Meera.
- Mehul will run a report on associate membership payments for Abhishek.
- Abhishek will send out the meeting minutes and note the time of the meeting closure.

J. Adjourn, note time

- a. Around 8:20 PM is when we adjourned