



## Park Villas North Homeowners Association Regular Session Minutes

### CALL TO ORDER

With quorum established, the Executive Session of the Board of Directors of Park Villas North Association was called to order at 5:00 PM on Tuesday, February 15, 2022, via ZOOM video conference.

Directors present:	Egon Salimusaj	President
	Stephen Rosso	Vice President
	Justin Littrell	Treasurer
	Ruth Hinckfuss	Secretary
	Danielle King	Member at Large

Directors Absent: None

Also present: Ken Pernicano and Brianna Ardent with Pernicano Realty & Management, INC and 35 homeowners.

### MEETING MINUTES:

The Board reviewed January 25, 2022, Regular session meeting.

Upon a motion made by Justin Littrell, seconded by Ruth and carried the Board approved the January 25, 2022, regular session minutes.

### FINANCIAL REPORT:

The Board reviewed the January 2022 financial report.

Operating:	\$112, 548.68
Reserves:	\$523,454.16
Accounts Receivable:	\$55,149.28
Total Assets:	\$700, 152.12

Upon a motion made by Ruth, seconded by Justin Littrell, and carried the Board approved the January 2022 financial report as report as submitted subject to the CPA's yearend review and in compliance with California Civil Code.

**Delinquency Report:** Management reported that as of the December 2021 there are no new accounts due for the filing of a lien for nonpayment of monthly assessments. No Board action required.

### REPORTS:

**Action List:** The Board reviewed the action list provided by management. No Board action required.

**Landscape Committee Report:** Board Member Justin Littrell discussed the landscape report from Pacific Green. No Board action required.

### NEW BUSINESS/ OLD BUSINESS:

**Tree Replacement:** The Board reviewed a proposal from Pacific Green to remove and replace a magnolia tree at the back of the community in the amount of \$324.25. Upon a motion made by Justin Littrell, seconded by Danielle King and carried the Board approved for the removal and replacement of the magnolia tree in the amount of \$324.25.

**Reimbursement Request:** The Board reviewed a request from 7932 O for reimbursement from a leak that happened in the unit. The motion was tabled until more information can be given.

**Architectural Application:** The Board reviewed an architectural application for 7952 D for windows and sliding glass door replacement. The motion was tabled due to an incomplete architectural application submitted.

**Balcony Bill Proposals:** The Board reviewed two proposals for the balcony bill SB 326 law:

Empire Works: \$44,387.00

A7 Group: \$33,900.00

The motion was tabled until a third proposal can be presented.

**Roof Proposals:** The Board reviewed a proposal submitted by Smith Roofing and A1 American Roofing for the community. The motion was tabled until additional proposal can be provided.

The Board reviewed a proposal submitted by Smith Roofing for roof maintenance around the community in the amount of \$6,730.

Upon a motion made by Justin Littrell, seconded by Ruth Hinckfuss and carried the Board approved a proposal submitted by Smith Roofing for roof maintenance around the community in the amount of \$6,730.

**Complete Property Improvements:** The Board reviewed a proposal submitted by CPI for the deck coating at 7934 C in the amount of \$2,395.00. The motion was tabled until further photos can be presented.

**Draft Reserve Study:** The Board reviewed the reserve study prepared by Sonnenberg & Company. The association is currently funded at 27.1% funded.

Upon a motion made by Danielle King and second by Justin Littrell, and carried the Board approved the draft reserve study as presented.

#### **HOMEOWNER**

**CORRESPONDENCE:** This time was set aside for homeowners in attendance to present their questions or concerns to the Board. Some of the topics discussed were annual meeting, newsletter topics, landscape concerns, work order concerns.

**NEXT MEETING:** The next Regular Session Board Meeting will be held on March 22, 2022 at 5:00pm

**ADJOURNMENT** With no additional business to come before the Board, the Board adjourned the Regular Session at 7:24PM