

Park Villas North Homeowners Association

Regular Session Minutes

CALL TO ORDER With quorum established, the Regular Session of the Board of Directors of Park Villas North Association was called to order at 6:00 PM on Tuesday September 26, 2023, in the clubhouse and via zoom.

Directors present: Michael Bird President
Jenna Hazelton Treasurer
Michael Danner Secretary
Daren Jaeger Member at Large

Absent Director : Maria Filippov Vice President

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

EXECUTIVE SESSION: Management will disclose that the Board met in Executive Session on July 25, 2023 and September 5, 2023 to discuss delinquency and contracts.

MEETING MINUTES: The Board reviewed the August 25, 2023 Regular Session meeting minutes. Upon a motion made by Michael Bird, and seconded by Mike Danner and carried the Board approved the August 25, 2023, regular session meeting minutes.

FINANCIAL REPORTS: The Board reviewed the August 2023 Financial Report, which reflects the following balances:

Operating	\$104,918.87
Reserves	\$765,127.50
Account Receivable	\$47,988.59
Special Assessment:	\$14,133.87
Total Assets:	\$870,046.37

Upon a motion made by Michael Bird seconded by Jenna Hazelton and carried the Board accepted the August 2023 Financial reports subject to the year-end CPAs review.

Delinquencies: The Board reviewed the delinquency report submitted by Ciceron Law. There were no account due for filing of a prelien or lien at this time.

REPORTS:

Management Report: The Board discussed the management actions. No Board action.

Landscape Committee: Landscape Report: The Landscape committee gave a monthly update. No Board action.

Financial Committee: The Financial committee gave a monthly update. No Board action.

Maintenance Report: The maintenance committee gave a monthly update. No Board action.

UNFINISHED BUSINESS:

Sb326 Update: The Board reviewed the notice from Empire Works regarding phase 1 of the balcony project coming up on October 17, 2023. No Board action.

Architectural Application: The Board reviewed the three new architectural applications created by Board Member Michael Bird.

Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried, the Board approved the a/c architectural application.

Upon a motion made by Michael Bird, seconded by Mike Danner and carried the Board approved the flooring application.

Upon a motion made by Michael Bird, seconded by Jenna Hazelton and carried the Board approved the doorbell architectural application.

7938 H: The Board reviewed the flooring architectural application for this unit. Upon a motion made by Michael Bird, seconded by Daren Jaeger and abstained by Jenna Hazelton the Board denied the architectural application for flooring in unit 7938 H.

Resurfacing Proposal: The Board reviewed two proposals from Aqua specs and Pool Surfacing 2000 Inc for resurfacing of the pool.

Aqua specs- \$50,940.00

Pool Surfacing 2000 Inc: \$65,132.00

Hybrid Meeting Proposal: The Board reviewed a proposal submitted by The Willis Brothers for a projector and speaker set up to continue with hybrid meetings. The Board rejected the proposal and will re discuss next year.

Laundry Proposal: The Board reviewed a proposal submitted by All Valley Washer Services for a new laundry system at the community. The Board tabled this until management can find out if the board can get out of the current contract.

Plumbing Proposal: The Board reviewed a proposal for 7940 to replace the recirculation pump in the amount of \$1,543.44. Upon a motion made by Daren Jaeger, seconded by Michael Bird and carried the Board approved 7940 to replace the recirculation pump in the amount of \$1,543.44.

The Board reviewed a proposal for 7942 to replace the recirculation pump in the amount of \$1,543.44. Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried the Board approved 7942 to replace the recirculation pump in the amount of \$1,543.44.

The Board reviewed a proposal for 7944 for a 1000gl water heater in the amount of \$13,622.35. The Board tabled the proposal until they can inspect the current water heater.

The Board reviewed a proposal from Bemus Landscape for separating the irrigation mainline from the pool system in the amount of \$1,223.43.

Upon a motion made by Michael Bird, seconded by Jenna Hazelton and carried the Board approved Bemus Landscape to separate the drain in the amount of \$1,223.43.

Reimbursement: The Board reviewed a homeowner reimbursement request for there SDGE bill in the amount of \$237.69 during restoration for their unit. The Board tabled the motion until they can see a previous SDGE bill.

HOMEOWNER FORUM:

Homeowners had questions regarding architectural applications, plumbing and upcoming balcony work.

ADJOURNMENT

With no additional business to come before the Board, the Board adjourned the Regular Session at 7:00PM.