

**LAS BRISAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Summit UU Fellowship at 8778 Cottonwood Ave., Santee, CA 92071 at 6:30 PM
Thursday, November 1, 2018
OPEN SESSION MINUTES

BOARD OF DIRECTORS: Charles Loach, President Christopher Schied, V.P.
Shawn Albert Shepard, Secretary/Treasurer

**INTERPACIFIC ASSET
MANAGEMENT (IAM):** Yasmin Fahid, CCAM

A. CALL TO ORDER. President Charles Loach determined quorum was present and called meeting to order at 7:05 PM.

B. OPEN MEETING PROTOCOL.

HOMEOWNER DISCUSSION: *Time where members have a right to speak. Members have a right to observe the rest of the meeting and do not have a right to participate unless the Board invites member's comments.*

1. **Mail Box.** Owner reported the mail box #2P is still not working. IAM to contact post office and ask them to rekey it if possible.
2. **Vines.** Board inquired about status of trimming the vines.
3. **Lights.** Board requested to get bids to add additional lighting throughout the HOA

C. APPROVAL OF OPEN SESSION MINUTES—August 2, 2018. MOTION by Chris Shied to approve August open session minutes as written. 2nd by Shawn Albert Shepard. VOTE: 3-0 in favor.

D. OLD BUSINESS

E. NEW BUSINESS

1. **Termite Bid.** Board to review bids for termite treating the HOA. (IAM to get additional bids for Board)
2. **Solar Policy.** Board reviewed draft of solar policy which was mailed to membership for 30-day comment. MOTION by Charles Loach to approve Solar Policy. 2nd by Shawn Albert Shepard. VOTE: 3-0 in favor. IAM to mail approved copy to membership.
3. **2019 Budget.** Board reviewed draft of 2019 budget. MOTION by Chris Shied to approve 2019 budget with a \$10 increase effective January 2019. 2nd by Charles Loach. VOTE: 2-0 in favor (Shawn Albert Shepard abstained)
4. **Reserve Study.** Board reviewed draft of 2019 Reserve study. MOTION by Chris Shied to approve reserve study subject to changes discussed. 2nd by Charles Loach. VOTE: 3-0 in favor.

F. FINANCIALS

1. **September 2018**

G. NEXT MEETING: Board to schedule next meeting for January/February 2019 IAM to notify membership via mail.

H. ADJOURNMENT. 8:30 PM

**LAS BRISAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Summit UU Fellowship at 8778 Cottonwood Ave., Santee, CA 92071 at 6:30 PM
Thursday, November 1, 2018
OPEN SESSION MINUTES

NOTE: This Open Session will be followed by an Executive Session, where delinquency, legal, violation, and contractual matters were discussed; an abridged Executive Session agenda is below, in accordance with Civil Code SB563.

- A. CALL TO ORDER**
- B. APPROVAL OF EXECUTIVE SESSION MEETING MINUTES**
- C. DELINQUENCIES & LEGAL MATTERS**
 - 1. Legal Summary
 - 2. Legal Correspondence
 - 3. Delinquent Ledgers
- D. VIOLATIONS**
 - 1. Violation -- Parking
 - 2. Violation -- Parking
- E. OLD BUSINESS**
 - 1. MAINTENANCE ITEMS.**
- F. NEW BUSINESS.**
- G. NEXT MEETING:** IAM to notify homeowners via U.S. Mail.
- H. ADJOURNMENT OF EXECUTIVE SESSION**
- I. ADJOURNMENT OF BOARD MEETING**