



BOARD OF DIRECTORS MEETING MINUTES
Thursday April 22, 2021 (7:00PM)

Location: Meeting held by Zoom videoconference call due to County Covid restrictions.

PRESENT

Ron Shore	President	Rob Roggenbusch – HOA Manager (CMS)
Kenny Feng	Vice - President	Homeowners:
John Burnett	Treasurer	Ting Yang (39323 Marbella Terraza)
Matt Cano	Secretary	Daniel Kumar (39305 Del Oro Terraza)

GENERAL SESSION

- I. Call to Order - 7:01 PM
- II. Homeowner Forum
The Board approved unanimously the architectural request for Ting Yang (39323 Marbella Terraza) to install an air-conditioning unit.
- III. Approval of Previous Minutes
March 25, 2021 – Matt motioned that the Board approve the March 25th meeting minutes as presented. Kenny seconded the motion, and it was passed unanimously.
- IV. Treasurers Report
 1. Financial Reports - the financials ending April 30th, 2021 were accepted as presented.
 2. Delinquency and Aging Report – reviewed.
- V. Agenda Topics
 1. Leasing status update – no changes
 2. Balcony inspections – discussed. Ron and Rob are talking to a couple vendors about requirements and potential costs of inspections.
 3. Architectural applications – approved in the Open Forum.
 4. New electrical contractor needed – Rob has talked to Doug at Laguna Electric, who does work for CMS at other HOAs in the area and has a lift large enough to work on the tall lights in the complex.
 5. Daniel Kumar – potential Board Member appointment
 6. Quote for power backup generator for Recreation Center – the Board discussed a potential proposal but deemed it too costly and unnecessary at this time.
 7. Quote to allow for 1000 fob/remote opener use vs. current 240 use (now at 214 issued) – Kenny motioned that the Board approve the proposal from Statcomm (#27438 for \$2171) to upgrade the gate controls to allow for more openers. Matt seconded and the motion was passed unanimously. Rob will inform the vendor.

8. Reopening the pool/spa/recreation room – Matt will explore the county Covid guidelines.
9. Next Board Meeting Date –Thursday, May 27, 2021

VI. Manager's Report

1. Work order log
2. Utility Log
3. Annual Calendar

VII. Committee Reports

1. Landscaping
2. Pool and Recreation Room
3. Fountain
4. Lighting
5. Parking Compliance

VIII. Adjournment – 8:22 PM