

Board Meeting Minutes

Deane Gardenhomes Association

Date: July 9, 2024
Time: 6:30 pm
Location: 20252 Eastwood, Huntington Beach, CA

Attendees:

Lee Yamauchi, Deb Janus, Peggy McIntosh, Bobi Cuddihy, Bob Gershman, Marion (MJ) Lucero, Connie Rivera

Apologies: Martha was not present.

1. Call to Order

The meeting was called to order at 6:30 pm by Bobi Cuddihy.

2. Approval of the Agenda

3. Approval of Previous Meeting Minutes

The minutes of the previous meeting were not available for approval.

4. Old Business

4.1 Selection of new Board positions

There were 2 volunteers for the position of President – Lee Yamauchi and Deb Janus. Both candidates presented their background and experience to the members. The members voted and Lee was the successful candidate with a majority of 3 votes.

President – Lee Yamauchi

Vice President – Marion (MJ) Lucero

Secretary – Connie Rivera

Treasurer – Roberta (Bobi) Cuddihy

Member at Large – Robert (Bob) Gershman with plans to become Treasurer after Bobi's term is complete.

Member at Large – Deb Janus

Volunteer Committee Members:

Architecture Committee - Peggy McIntosh & Connie Rivera

Landscape Committee - Martha Werth

5. New Business

5.1 Landscape

Board agreed that the landscape contract should be put out to bid when it renews in 2024. Need to review contract for expiration of term. Need to put together RFP and process once timeline is determined. Discussed how landscape and architecture roles are intertwined. A suggestion of low maintenance plants for the HOA was presented and Deb is going to find the list that the City of Huntington Beach has created.

5.2 Organization Issues

The Board descriptions need to be updated with duties and obligations for each member. The Bylaws may be amended by the Board but the CC'R's have to be legally amended. All Minutes need to be approved by the committee – draft will be sent via email to all members for their approval or request for corrections. The final approval will be done at the next Board meeting. Minutes must be posted on the website in a timely manner. The April and General Meeting Minutes need to be secured from Ryan and posted on the website.

5.3 Financial

The procedure is to have 2 signatures on all checks issued by the Board. The three signers will be Lee Yamauchi, Marion Lucero and Bobi Cuddihy. They will coordinate getting all signees added to the bank account as soon as possible. Discussed the history of HOA due increases. Current bank reserves of \$90,000 will be reviewed once Landscape contract is secured/determined.

5.4 Architectural Open Issues

Discussed current homeowners that are not in compliance with the CC'Rs. Several ideas were presented on how to move forward with problem resolution. The City of Huntington Beach has an ordinance for trash cans being left out for an extended period of time. Deb is going to retrieve that document. Need to determine guidelines for new construction, specifically portable toilets and project delays.

6.0 Action items

- create agenda for upcoming meetings (LY, CR)
- establish deadline for approval of minutes and posting to website
- post next meeting information on website (CR)
- landscape contract to be emailed to board members once located
- MJ will update board directory and circulate (MJ)
- get access to Google Docs for all Board members (LY)
- get Minutes from prior meetings (LY)

7.0 Announcements

8.0 Next Meeting

The next meeting is scheduled for July 30th at 6:30 pm at 20252 Eastwood.

9.0 Adjournment

The meeting was adjourned at 8:14 by MJ.

Minutes submitted by:

Connie Rivera, Secretary

Approved by:

PRES. DEBT