

Board Meeting Minutes

Deane Gardenhomes Association

Date: November 21, 2024
Time: 6:45 pm
Location: 20252 Eastwood, Huntington Beach, CA

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

1. Call to Order

The meeting was called to order at 6:50 pm by MJ.

2. Approval of Previous Meeting Minutes

Deb made a motion to approve the September 17th Minutes plus the motions voted on via email (see below) and Bob seconded the motion. All approved.

- a. On 9/27, MJ made a motion to have curb addresses painted. The motion was seconded by Deb. Curbsite Addressing Service was selected as the vendor after confirming insurance requirements. Cost was \$9.95 per address. (Thank you MJ for heading this project).
 - b. On 11/12, Bobi sent out the 2025 budget and Reserve Report for approval. Majority approved.
 - c. On 11/8, Annual Newsletter was sent out by Lee. Majority approved. To be included in mailing of invoices for HOA Dues. 2025 Invoices for HOA dues were mailed on 11/15/24.
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3. Committee Reports

- a. **Landscape report.** Discussed lots that are in need of updated plants/landscaping in front of their wall. We need to continue to remind homeowners that if they purchase plants, such plants would be on the list of approved plants for the HOA and, the HOA's landscape crew will plant them. Any changes to the plants must be approved by the Landscape committee (to keep the maintenance costs low). Discussed upgrading the landscaping on some of the member walls. Martha will work on ideas and present to the Board in spring of 2025. Holiday plants are being put in the 1st week of December. Cost is \$1,700. There is a diseased tree on Hazelbrook that needs to be removed. Cost is \$460 to remove it. The tree in the planter on Eastwood is damaging the irrigation system. A decision will need to be made on a solution. Overall, the irrigation systems are aging and the repairs & maintenance costs will increase. The cost to trim and maintain the palms in front of the walls is increasing, also due to height. The Board discussed the following options: ask for homeowners to volunteer to remove the palm(s), HOA pays for only one palm tree to be

trimmed with any others being the homeowners' responsibility. Martha and Peggy will draft a letter to homeowners with an outline of above options. The Board agreed that a longer term solution needs to be determined to address the significant and increasing costs of trimming palm trees.

- b. **Architecture Committee report.** The construction guidelines were approved with the construction hours being consistent with the City of Huntington Beach code:

Under HBMC 8.40.090 (D): Special Provisions - residents with a valid City permit are allowed to commence construction, repair, remodeling, or grading of real property between the hours of 7:00 A.M. to 7:00 P.M. from Monday thru Friday, including Saturday. On Sunday or a Federal holiday, construction, repair, remodeling, or grading of real property is not allowed.

The associated fine schedule is to be finalized after the review of the HOA violation fees. Discussed some areas of improvement and some areas of concern. Letters will continue to be sent out to those homeowners that are not in compliance with the CC&R's.

- c. **Finance/Treasurer's Report.** Discussed financial report as of 10/31/24. The reserve account has been increased to \$17,000, in compliance with the Bylaws. This amount has been invested in a CD at US Bank. Funds are to be used for catastrophic events only. SOI has been updated with the State of CA to include new Board members. Invoices were mailed out this week for HOA dues. Newsletter was also included in the mailing. All board members are on the PO box list at the Post Office. Once Bobi's term is over, Bob will become the "owner" of the HOA PO Box. Bobi will be sending monthly financials to the Board, via email. Peggy is to head up the wall painting budget project for painting of party walls. Need to determine past schedule and cost to determine needs going forward. Should be incorporated in the long-term budget planning process.

4. Follow up/discussion items

- a. **Landscape bids** – Lee has identified 3 companies that will be bidding on the renewal of the Landscape contract. Next step is for Lee and Martha to finalize the RFP and do a walk-through with the prospective bidders. Estimate Q1 2025 for completion of process.
- b. Discussed issue of continued vandalism of the poo bags. The Board voted in favor of keeping the poo bags in the neighborhood but looking at alternative dispensers and changing the location of the dispensers.
- c. **Board terms** – need to determine how to stagger the board terms so that the Board will always have a mix of experienced and new members. Ideas were discussed but no resolution identified.
- d. **CC&R review.** MJ asked each Board member to review the CC&R's and identify any questions, issues or suggestions. The information should be submitted to MJ by December 1st so Connie and MJ can compile the information. Lee proposed that we have the HOA attorney meet with the Board to discuss the findings.
- e. Board decided to meet monthly due to the long list of items being worked on.
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5.0 Action items

- Letter to homeowners regarding palm tree maintenance options – Martha & Peggy
 - Member wall painting budget – Peggy
 - Landscape contract RFP – Lee and Martha
 - All members to review CC&R's and submit to MJ by 12/1 – Connie & MJ to compile
 - MJ to email Calendar of Events to Board for review. To be finalized prior to next meeting.
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6.0 Next Meeting

The next meeting is scheduled for December 17th at 6:30 pm at 20252 Eastwood.

7.0 Adjournment

The meeting was adjourned at 9:20 by MJ.

Minutes submitted by:
Connie Rivera, Secretary

Approved by:



Lee Yamauchi, President