

Board Meeting Minutes

Deane Gardenhomes Association

Date: February 27, 2025
Time: 6:30 pm
Location: 20252 Eastwood, Huntington Beach, CA

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

Absent: Connie Rivera

No Homeowners were present.

1. Call to Order

The meeting was called to order at 6:32 pm by MJ.

2. Approval of Previous Meeting Minutes

The minutes for the January 23, 2025 meeting were unanimously approved.

3. New Business

a. After some discussion on painting the Bushard wall, with the recommendation of Board Members and the Painting company, Bob made a motion to paint the Bushard wall grey. Peggy seconded the motion. Peggy will get paint chip samples for the Board to approve a grey color to be used.

b. Lee and Martha obtained 3 bids from companies for Landscaping. After reviewing the bids, Lee and Martha recommend we maintain the current company- S A Landscaping. A motion to continue with SA Landscaping was made by Deb, seconded by MJ and unanimously approved. Lee will negotiate the final terms of the contract for a 3-year term.

c. Bob has officially joined the ARC (Architecture Review Committee). MJ still needs a job description of the ARC and a letter template for covering the CC&R infractions that will be used to notify residents on behalf of the Board.

d. MJ made a motion that we create a Compliance Officer position from one of the Member at Large positions and volunteered Deb as the first CO. Motion seconded by Bob. Motion carried. Deb will create a list of City Ordinances and CC&R violations.

4. Action items:

1. A fine letter needs to be issued to Lot #40 for storage of an inoperable car in the driveway. The tags are from 2012.
2. Lot # 38 owner needs to be notified that the renter is in violation of storing a trailer in the driveway. The owner was notified on 3/2/2025 and responded.
3. The big black older car appears to be inoperable and being worked on in the street. A letter will go out to the owner – Lot #48.

Lee will create a revised fine schedule. A first draft schedule and delinquency schedule need to be voted on at the next meeting. Lee will submit the fine schedule to Flannigan Attorney for review.

5. Finance Report

Bobi reported that there are 2 homeowners who are late on yearly assessments and suggested we follow the Davis Sterling recommendation of assessing a 10% late fee on the delinquent amount plus a 12% interest charge on the balance. This will be in effect starting in 2026.

Bobi submitted month end financial statements to the Board.

Bobi will document the responsibilities of the Treasurer.

ARC Report

Bob submitted a report on the Palm Trees via email. There are 3 options.

People who are maintaining their own front areas using a landscaper need to submit the landscapers' insurance and workers comp coverage documents. Lee will handle this indemnity issue.

6. Nominating Committee Report

Peggy will lead this due to Connie's absence.

There are 3 residents that have expressed interest in running for a Board position. Peggy will contact them to verify their nomination.

A Ballot Nomination letter will be drafted and printed next week. We will walk them for delivery to member owner-occupied homes. Bobi will mail the letters to the non-owner-occupied members. Nominations should be returned no later than Saturday, March 20th.

Bobi will document the responsibilities of the Nominating Committee.

The letter announcing the General Meeting on May 14, 2025th at 6:30 in the Bancroft Cul de Sac will go out by April 14th in accordance with the By-Laws. The alternate date in case of rain will be determined. The ballot will be included with the letter and ballots will be due back by May 10th, 2025.

7. Vice President Report

MJ created a new Check Request Form that will require a 2-person step for check requests. Requester fills out the non-budgeted request and submits to the President or VP for sign off. It is then sent to the Treasurer for processing.

8. Website Update

Deb called Go Daddy.

They have a new customer package:

\$359 for five years includes domain

\$718 for ten years

\$199 fee to migrate our site from Wordpress to GoDaddy (one time fee)

Current charges are:

I checked with Bobi and we pay the web guy \$60 p/hr.

Our hostmaster fee is \$155.88 per year for basic

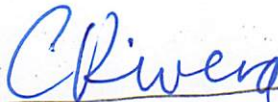
Domain name is \$21.99 per year.

We tabled voting until Connie returns and we can discuss on-going web maintenance with her.

The next scheduled meeting is Mar 27th at 7:00 pm at 20252 Eastwood, Huntington Beach, CA



Lee Yamaguchi, President



Connie Rivera, Secretary