

**Board Meeting Minutes**  
**Deane Gardenhomes Association**

**Date:** March 27, 2025  
**Time:** 7:00 pm  
**Location:** 20252 Eastwood, Huntington Beach, CA

**Attendees:** Lee Yamauchi, Peggy McIntosh, Connie Rivera, Marion (MJ) Lucero, Bob Gershman

**Absent:** Bobi Cuddihy

---

1. **Call to Order-** The meeting was called to order at 7:00 pm by MJ.
2. **Approval of Previous Meeting Minutes** – MJ made a motion to approve prior minutes. Peggy seconded the motion. All approved.
3. **Committee Reports:**
  - a. **Landscape report.** No open issues. Batteries on sprinklers will only be replaced when needed and not during time change adjustments.
  - b. **Architecture Committee report.** Connie to finalize Arc Submittal Form.
  - c. **Finance/Treasurer's Report.** One homeowner is delinquent on Annual Dues. Invoice for late fees and interest will be issued immediately.
  - d. **Compliance Report.** Courtesy letters have been sent to several homeowners for CC&R violations.
4. **Follow up/discussion items:**
  - a. **Landscape contract** – Lee will execute contract. Contract can only be a one-year term with annual renewal options.
  - b. **Board terms** – discussion moved to next meeting.
  - c. **CC&R review** –For homeowners with “general” CC&R infractions, a courtesy letter will be issued. If the infraction is not remedied within 30 days, a follow-up letter will be issued with an invitation to a hearing with the Board. The homeowner will have 7 days to cure the infraction or a fine of \$250 will be issued with an additional fine of \$50/day levied until the infraction is resolved to the Board's satisfaction.  
If a homeowner is in violation of any Architectural related infractions, the ARC committee will meet with the homeowner to further discuss the situation and proposed solution. The ARC committee will then present their recommendations to the Board for approval. The homeowner will then receive a letter outlining the Board decision. If the homeowner does not comply within the approved timeline, the same fines will be imposed that are outlined above.

MJ made a motion to adopt the above Violation & Enforcement policy. Bob seconded the motion. All approved.

- d. **Annual Meeting/Nominations** – Ballots will be sent out in early April. Peggy is collecting the bios for the nominees. Ballots will be counted at the Annual Meeting.
- e. **Website** – Peggy made a motion to migrate the current website to Godaddy. MJ seconded the motion. Unanimous approval.

#### 6.0 Action items

- Letter to homeowners regarding palm tree maintenance options – Martha, Peggy
  - Architectural Committee Review form – Connie
  - Get bids for the Financial Audit required – Connie
  - Website migration plan - Connie
- 

#### 7.0 Next Meeting

The next meeting is scheduled for April 22<sup>nd</sup> at 7:00 pm at 20252 Eastwood.

---

#### 8.0 Adjournment

The meeting was adjourned at 8:30 pm.

---

Submitted by:



Connie Rivera, Secretary

Approved by:



Lee Yamauchi, President