

**Condominium La Jolla Cluster I
Annual Homeowners Ordinary Assembly
November 10th, 2007**

The Annual Homeowners Ordinary Assembly is held at the Arroyo Seco area in La Jolla.

First call is made at 7:30 AM, and the required quorum of 90% is not met; second call is made at 8:00 AM, and the required quorum of 51% is not met. Third and final call is made at 8:30 AM and the attendance is of 42.78%.

Board President Bill Shurtleff welcomed the attendees and explained the process for the conducting of the meeting.

AGENDA

I. OPENING

- **Registration of Homeowners or proxies.**

Homeowners and proxies registered upon arrival and the quorum obtained for this assembly meeting is 42.78%.

- **Election of Chairman of the Assembly**

Norm Fraser was nominated and elected as Chairman of the Assembly.

- **Election of Tellers**

Larry Evensen, E 303 and Chris Rock, E 305 are nominated and appointed as Tellers of the Assembly

- **The Manager will act as Secretary (Bylaws, Art.65). She shall appoint the person who will take the official minutes.**

Ileana Ceseña as Manager appointed Patricia Valdés to be the person who will take the official minutes.

- **Introduction of the Board of Directors and the Manager.**

The Chairman introduced the members of the board

- **Homeowners' approval of last year's minutes.**

The chairman made a motion to approve last year's minutes. Motion seconded and carried.

- **Approval of the Agenda.**

The chairman made a motion to approve the Agenda of this meeting. Motion seconded and carried.

II. OFFICERS REPORTS

- **Insurance report**

Bill Deatsch informed homeowners about the current status of insurance, the coverage and premiums with levels of risks. Also, Mr. Deatsch answered questions from homeowners. Mark Kellerman discussed self insurance as an option.

There was a consensus of the members that the Board should study alternative options to reduce our premium and assume a larger risk on behalf of the HOA.

- **Parking report**

The board submitted the amended parking policies. A motion is made and seconded to adopt the policies. Policies are discussed.

A motion was made to amend the policies in order for vehicles which do not fit within the parking lines would not be allowed to park. Motion was seconded and carried.

- **Manager's report**

Ileana made a presentation with pictures about the progress on the property upgrades and maintenance status.

Delinquency went down 35%.

Web page is in a continuous updating process.

Carcamo (lift station) is scheduled to be cleaned once a year.

Water treatment plant. Roof replacement was completed and our maintenance people are working on cleaning pipes. This is scheduled to be done once a year. Cleaning of the tank will be done every month. An external lab tests the water in a monthly basis and the report is posted on the web site.

Maintenance repair. New signs were posted, Building D was spot painted. Streets lines, sidewalks and parking lines were repainted. Bridges were reinforced and repainted. Building D had roof repairs including tile replacement.

Lighting. The Carcamo area lighting was replaced entirely.

Ileana was thanked for her great job as well as all the staff.

- **Board of Directors report**

Civil Association I was organized and officially put into place, as well as Civil Association II.

Ileana was temporarily hired for Civil Association II and will be hired for another year.

John DeWynter and Bill Deatsch were thanked for their efforts in the Board.

- **Financial report by the Accountant and the Treasurer**

The following budgets were presented. Actual 2006, present & projected 2007, and proposed budget for 2008. Line items of the budget were discussed and questions of the homeowners were answered.

Ken Kimble made a motion to approve the expenditures incurred by the board for 2007 and that we adopt the proposed budget including the painting reserve, roof reserve, the purchase of new pool/arroyo furniture and the 25% required reserve for 2008. Motion seconded and carried.

III. OLD BUSINESS/ COMMITTEE REPORTS

- **Review agreement with Luis Cano, regarding to the office use of his units.**

Bill Deatsch makes a motion to authorize the board to extend our agreement with Luis Cano to allow commercial (office) use of his 3 residential units above the La Jolla garages through December 31, 2008. Seconded. Motion is discussed.

Mark Kellerman asks to amend the motion in order to allow Cano to stay if he stops his operation at La Perla. Amendment not carried.

Motion is carried as originally stated.

- **Review agreement with David Bowman.**

Bill Shurtleff makes a motion to renew the agreement with David Bowman. Mr. Bowman owns 6 units in La Perla and in the past he has contracted with La Jolla to allow his guests to use the swimming pools. For this he has paid \$1,200. The present agreement expires March 31, 2008 and moves that the board be authorized to sign a three year agreement with Mr. Bowman starting at \$1,400 and increasing to 1,600 in the second and \$1,800 in the final year. Motion seconded and passed.

- **Architectural Committee report**

Mark Kellerman informed about the activities of the Architectural Committee.

- **Water system Committee report**

Bill Shurtleff informed about the activities of the water system committee. Mark Kellerman suggests hiring an independent professional to determine whether PDS is using our sewer system instead of the City Water Authorities.

- **TV Committee report**

Mary Ann Monty informed the assembly about the progress on the TV Committee.

- **Pool/Arroyo furniture committee report**

Ray Robertson introduced members of this committee and discussed their activities and recommendations for replacement of pool/arroyo area furnishings. The committee researched several vendors locally and nationally and presented a specific recommendation with regard to the purchase of new furniture. Ray shared photos, sample materials and specific features of the commercial grade sling lounges, tables and chairs. (Go to La Jolla website to see furniture).

The total costs including shipping, import fees and taxes are estimated to be \$19,000. This replaces all of the current furniture at both pools and the arroyo area providing a uniform look throughout the entire area.

Existing broken furniture will be discarded and several usable lounges will be placed on the beach and/or stored along with extra tables and chairs.

Ray then announced that an anonymous homeowner offered to donate \$5000 toward the purchase of the new furniture. The total costs of the furniture delivered on sight were reduced to \$14,000. This resulted in a per unit cost of less than \$100 one time charge.

A motion was made and seconded to purchase the furniture with a positive vote.

The donor is Jay Cimino F-306. The group applauded and thanked Jay for his generous gift.

- **Nomination Committee's report**

Ardene Jansen chair of the Nomination Committee, informed the group about their activities. The names of the nominees they came up with are: Ray Robertson Ken Kimble and Bill Shurtleff as existing members of the board, and two newcomers: Henry Novell and Jerry Kurrle.

Ardene was thanked for her great job.

Mark Kellerman nominated Walter Quaitie from the floor. Walter Quaitie accepts the nomination.

Motion is made to close the nominations. Motion seconded and passed.

Voting proceeded by written ballot.

IV. NEW BUSINESS

- **Approval by the Assembly of special assessments**

The Assembly approved the special assessments through the approval of the financial report of the Treasurer.

- **Approval by the Assembly of the 2008 budget.**

The Assembly approved the 2008 budget through the approval of the financial reports of the Treasurer.

- **Approval of next year's Manager.**

CA II was approved as Manager for next year.

- **Approval by the Assembly of all actions taken by the Board of Directors from Nov. 6th,2006 to November 9th,2007**

A motion is made to approve all actions of the board from November 6th, 2006 to November 9th, 2007. Motion seconded and carried.

- **Election of members to constitute the new HOA Board of Directors.**

The new board of directors of the Homeowners Association is as follows:

Ray Robertson
Ken Kimble
Bill Shurtleff
Henry Novell
Jerry Kurre

- **Open discussion of remodelling policies**

Bill Shurtleff opened the floor for discussion about changes to policies regarding modifications and/or opening walls and windows. The Board's current policy (not endorsed by all board members) is to deny any request for the removal of any wall or opening. He requested some guidance from the assembly with particular reference to the Board's position of not allowing any openings at all. A lively discussion followed. The assembly by show of hands does not favour the Board's current policy.

Jay Cimino addressed the Assembly about the refusal of the board to approve a remodel project for the removal of a small wall between his two terraces. He is asking permission to make an opening between the two units that he owns. He hired a professional engineer and in his opinion there is no damage risk to the structure.

Mark Kellerman suggested having the board and the architectural committee approve any proposed modifications.

Ray Robertson proposed, 1. No changes in the floor plans of units. 2. Interior walls, not considered load bearing can be changed to up to a maximum 6' opening. 3. Owners who have adjoining units may be allowed to remove terrace walls between the units.

It was the consensus of the Assembly that the Board had been too restrictive in the enforcement of the remodelling policies.

Wash machines and dryers need to be replaced in C Building. The board informed they are working on replace them with more efficient equipment.

Mark Kellerman requested to have any new buyers change to low flush toilettes.

Disposal of garbage is every homeowner's responsibility.

The board gives power to Ileana power of attorney to formalize the meeting minutes.

V. CLOSING

- **Selection of the date for the next annual Assembly meeting.**

November, 8, 2008 is proposed as the date for next annual Assembly, as well as for the Civil Association I and Civil Association II. Motion seconded and passed.

- **Adjournment**

Meeting is adjourned at 11:20 a.m.

VI. CIVIL ASSOCIATION I

Meeting was called to order.

- **Election of the Board**

Henry Novell and Jerry Kurrle are nominated for a two year term. Motion seconded. Motion is made to close nominations. Candidates elected by acclamation.

- **Adjournment**

Meeting is adjourned at 11:25 a.m.

VII. CIVIL ASSOCIATION II

Meeting was called to order.

- **Election of the Board**

Henry Novell and Jerry Kurrle are nominated for a two year term. Motion seconded. Motion is made to close nominations. Candidates elected by acclamation.

- **Adjournment**

Meeting is adjourned at 11:30 a.m.

CHAIRMAN

Norm Fraser

TELLERS

Larry Evensen

Chris Rock