

LAURELMONT COMMUNITY ASSOCIATION
Board of Directors Meeting
Tuesday, February 23, 2021 | Zoom
Executive Session Minutes

1. CALL TO ORDER

The Executive Session meeting of the Laurelmont Community Association Board of Directors was called to order at 6:05 p.m. by Tom James. In accordance with California Civil Code, the agenda was posted at least two days prior to the meeting.

DIRECTORS PRESENT

Tom James, President
 Mark Walther, Vice President
 Desmond Kasavan, Secretary
 Jessica Sandacz, Treasurer
 Patrick Whitfield, Director at Large

DIRECTORS ABSENT

None

ASSOCIA-PCM

Jessica Flicker, CCAM, CMCA, AMS, Community Association Manager

2. LEGAL

A. Rental Restrictions – Governing Documents

A discussion was held regarding this matter. No further action was required at this time.

3. VIOLATIONS

A. Hearings

Motion: Kasavan
 Second: Sandacz

<i>Item</i>	<i>Address/ Acct #</i>	<i>Violation</i>	<i>Notes / Response from Owner</i>	<i>Motion</i>
1	67 Primrose	Trash cans being left out in common area view	First fine applied of \$250.00. Homeowner has not responded. The violation has not been corrected.	Next level fine of \$500.00 and hearing recall.
2	17 Willowood	Trellis installed without approval	Homeowner has provided correspondence indicating that they had applied for the	No fine, however, the trellis isn't permitted and must be removed.

			trellis on 2/10/2020.	
--	--	--	-----------------------	--

Ayes: James, Walther, Kasavan, Sandacz, Whitfield

Nays: None

B. Violation Report Review

The current violation report was reviewed and filed.

C. Patrol Reports

The December patrol reports were reviewed and filed.

4. DELINQUENCIES

A. Delinquency Report Review

The current delinquency report was reviewed.

B. Acct. #145-5463 – Payment Plan Request

Motion: James

Second: Kasavan

Resolution: Approve the homeowner's payment plan request of \$200.00 per month in addition to the regular monthly assessments.

Ayes: James, Walther, Kasavan, Sandacz, Whitfield

Nays: None

C. Acct. #145-5256 – Fee Waiver

Motion: Sandacz

Second: Kasavan

Resolution: That the soft charges in the amount of \$116.43 be waived, but the hard costs in the amount of \$50.00 will not be waived as they have been billed to and paid for by the Association.

Ayes: James, Walther, Kasavan, Sandacz, Whitfield

Nays: None

5. 3RD PARTY CONTRACTS

3rd party contract discussions should be limited to formation of contracts, contractor discipline or items that could result in legal action.

A. Wood Trim Replacement and Painting Project

Justin Koch with Ross Construction was present at the meeting to review project bid breakdown. The Board and Ross Construction will look to hold a separate meeting to interview the bidders and ask additional questions as needed.

B. Parking Patrol Contract Review – Patrol Masters

Motion: James
Second: Kasavan

Resolution: To table this item until the next meeting for further review.

Ayes: James, Walther, Kasavan, Sandacz, Whitfield
Nays: None

6. EXECUTIVE SESSION MINUTES APPROVAL

Motion: James
Second: Kasavan

Resolution: That the Executive Session minutes dated January 26, 2021 be approved as presented.

Ayes: James, Sandacz, Kasavan
Nays: None
Abstentions: Walther, Whitfield

7. ADJOURN TO GENERAL SESSION

There being no further business to come before the board in Executive Session, the meeting was adjourned to General Session at 7:05 p.m. by Tom James.

Approved Date

Approval Signature

Printed Name