

## Notes from CDMHOA Board meeting, October 14, 2018

Present: Chelsi Craig, Treasurer; Jaymian Campbell-Milner, Vice President; Ron Edwards, Secretary.

Absent: Gustavo Beltran, President; Karina Tiwana, Member-At-Large. Also absent was Curtis Mitchell, head of Repairs and Maintenance Committee.

Location of the meeting was parking lot and grounds of Casa Del Mar. Board conducted a walking and inspection meeting,

Purpose of meeting was to evaluate condition of exterior buildings and the parking and driveway areas, as well as landscaping previously mentioned in June 16, 2018 Board meeting. In addition, Board discussed a plan to access all units and perform a termite inspection of the buildings.

Action was to prioritize any noted repairs, leading to the Board obtaining bids for any work discovered as needed, scheduling and implementing the work.

As point of reference for work needed, our two banks accounts are with Pacific Premier Bank in Cambria. Checking account balance on today's date was \$63,399 and saving account balance was \$100,362.

### PRIORITIZING ANY WORK FOUND TO BE NEEDED

The Board decided to prioritize repairs as follows:

FIRST PRIORITY: Building siding and gutter repairs and replacement; would like to do some of this in coming 6-8 months.

SECOND PRIORITY: Parking Lot and Driveway repairs/replacement/renovation. Would like to carry out this work in 2019 and/or first half of 2020.

THIRD PRIORITY: Landscaping and architectural improvements. As available funds allow.

### CONDITION OF BUILDINGS AND PARKING LOT PAVING

The Board walked around exterior of all buildings, with exception of ranch side of two east buildings, and east side of east building. A few pictures were taken where some repairs were needed. Observed numerous cases of bubbles and swelling of old T210 plywood. **Decided the central building housing units 526-534 was in worst shape and decided to ask for quotes to replace all siding on sea-facing side of that building with vertical lap Hardie Board.**

Observed exterior gutters are not consistently installed on all units, and many are in poor condition (cracked, sagging, need paint, or missing downspouts). **Decided to ask for quotes to repair or replace existing gutters and downspouts, and later to consider adding new gutter systems to all missing areas to bring all building to a standard gutter and downspout arrangement.**

## CONDITION OF EXISTING ASPHALT PARKING LOT AND DRIVEWAYS

The Board observed that 2016 hot oil cover, patch and repair work is failing in many places, resulting in exposed old asphalt, loose sand and asphalt particles, and some open cracks. While it was deemed OK to use these facilities in near-term, **Board will obtain bids in next two or three months to replace or upgrade the existing asphalt. Options include:**

1. **Replace asphalt in kind with new and remix sand and asphalt;**
2. **Replace asphalt with pavers throughout;**
3. **Replace asphalt with part pavers and part asphalt surfaces;**
4. **Replace asphalt with parking lot grade concrete.**

It's anticipated the cost for this work, depending on the options, will be \$100,000-\$200,000, which will mandate an assessment to all the unit owners. As a guide, a \$100,000 assessment to owners paid to the HOA over two years would require an additional \$135 per month per unit. A construction loan from our current bank could cost about \$10,000 in interest, adding another \$15 per month per unit over the same period.

## FRONT ENTRANCE LANDSCAPING

Current landscaping along Avonne Avenue includes shrubs and gravel between the two main property entrances, nicely designed and well maintained. On both the east and west corners of the property are two areas with local trees, shrubs and natural grasses designed to blend in with the ranch areas of San Simeon. It was suggested by one owner and supported by the Board at the last meeting to modify these two end areas to enhance their beauty and appearance. A committee was formed and a tentative quote of \$3000-\$5000 obtained from a local landscape designer, but no commitment has been made.

**Board decided to do nothing at this time with the aforementioned landscaping, citing the need to make higher priority repairs with our funds first.**

## TERMITE INSPECTION OF ALL BUILDINGS

Curtis Mitchell, head of R&M Committee got a quote from a nearby termite company to inspect the interior of all units, including attics. This inspection would be done initially and then on an annual basis.

A recent report from Mr. Mitchell about the termite inspection follows:

QUOTE: Key Termite will do the condominium termite inspection for free.

First issue, probably the exterior inspections could managed with a little coordination of communicating with tenants/residents due to entry into some of the "back yard" areas may be more difficult than others.

Second issue of the attic spaces, I learned and assume there are common walls between each condo unit, because after meeting with Key Termite their employee checked my attic access and that's how mine is.

Logistically speaking, the entire inspection process is expected to take two or three days. It would be preferred that the entire inspection process be completed with as few trips by Key Termite as possible.

I'm open for input and experience. UNQUOTE

Following discussion, Board members present thought to send a letter to all unit owners advising as follows:

1. A termite inspection will be done on two each one-week periods in January, 2019 (TBD);
2. You are to pick which of those two periods you or your representative will be available to allow entrance to the inspectors, for both the patio and the attic areas of your property;
3. You will then be advised by the inspectors of which half day (AM or PM) during the week you choose they will be at your property and require entrance.

This is the only idea Board members present had that might work. **However, we need input and other ideas from the President and the MAL before any communication with all unit owners is made.**