

La Costa Oaks Association Board of Directors Meeting  
Open Session Minutes  
Tuesday February 17, 2015, 7:00 P.M.  
La Costa Oaks Club Room 7400 Circulo Sequoia, Carlsbad, CA 92009

- I.** Call To Order: The Meeting was called to order at 7:02 PM
- II.** Verification of Quorum  
Board Members Present: Bruce Egnew, David Bourdon, William Meyer, Robert Kuskie  
Board Members Absent: Tom Neill  
Management Present: Carl Weise, Jennifer Stephens, Tim Taylor – Keystone Pacific
- III.** Executive Session Disclosure  
February 17, 2015 – Discussed Collections, Payment Plans, Contracts, and Legal Issues.
- IV.** Homeowner Open Forum  
Four homeowners in attendance to address the Board and spoke about Dead Tree Issues around the community and a homeowners plans to build a deck on a slope owned by that homeowner.
- V.** Consent Calendar
- a. Approval of January 20, 2015 Meeting Minutes
  - b. Approval of New Lien Resolutions...(No New Liens at this time)
  - c. Approval to proceed with the following:
    - 1. APN: 223-613-15 - Bank Garnishment
    - 2. APN: 223-690-10 – Non-Judicial Foreclosure
    - 3. APN: 223-611-22-00 – Delay Sale one month
  - d. Investment recommendation: This item was removed from the consent calendar.  
A motion was made, seconded and passed unanimously, to approve the Consent Calendar items as presented. (Meyer/Bourdon)
- VI.** Treasurer’s Report  
Financial Report: As of January 31, 2015
- |                      |                |
|----------------------|----------------|
| Operating Balance:   | \$ 318,452.09  |
| Accounts Receivable: | \$ 63,819.22   |
| Reserves:            | \$1,966,778.78 |

Total Liability & Equity: \$2,349,050.09

A motion was made, seconded and passed unanimously to accept the January 31, 2015 Financial Report, pending CPA review. (Meyer/Bourdon)

Item D from Consent Calendar:

A motion was made, seconded and passed unanimously, per Tom Neill's suggestion, to have Merrill Lynch offer reduced length of terms for the CD recommendations.  
(Kuskie/Meyer)

**VII. Collections/Liens:**

There was no action needed at this time.

**VIII. Unfinished Business**

There was no action needed at this time.

**IX. New Business**

a. Fence Replacement 7368 Sitio Lima

A motion was made, seconded and passed unanimously, to accept the proposal from Saddleback Fence. (Meyer/Kuskie)

b. N2 Publications

No action was taken on this item.

c. Common Area Tree Replacement

A motion was made, seconded and passed unanimously to approve the consulting agreement with Brad Brown of Tree Life Consulting. (Kuskie/Meyer)

d. Common Area Landscape

A motion was made to authorize Management and Park West to determine which three sight easement corners to renovate, based on safety issues.  
(Meyer/Bourdon)

**X. Manager's Report**

a. Gym/Bathroom Electronic Entry

Management has found a workaround on this issue. The Board is in support of the cost saving efforts.

b. Office Expansion

Management has taken Bruce's sketch to contractors for rough estimates of converting the storage area into office space. Initial estimates range from \$10k - \$20k. More detailed bids will be provided as the specifications are determined.

c. Authorization for Dog Stations

The Board suggested that a comprehensive plan needs to be created prior to approval.

d. Increased Evening Patrol

Management reported that homeowners are reporting minor vehicle thefts and are requesting that the Board and City take action. The Board recognizes the issue but recommends further communication with the City of Carlsbad, as these are city owned streets.

e. Request for Bird Spikes

A homeowner on Calle Palmito requested to have the Board authorize the installation of "bird spikes" on the light near his home, thus allowing parking there without having bird droppings on their vehicles. Based on aesthetics, a motion was made, seconded and passed unanimously to deny the request. (Meyer/Kuskie)

f. Upcoming Event Authorization

The Board stated that management is authorized to plan, organize and hold social events throughout the year, per the approved 2015 Budget. Further authorization is not necessary.

g. KPPM Check Signing Authority

A motion was made, seconded and passed unanimously to grant Gerry Kay, CFO Keystone Pacific, the ability to sign checks with the following provisions:

\*An itemization of checks signed by KPPM would be identified to the Board

\*Checks cannot be made out to Keystone Pacific

(Meyer/Kuskie)

h. Association Debit Card

A motion was made, seconded and passed unanimously to authorize onsite management: Carl Weise, to have a debit card with a \$1500.00 limit, drawn on the Association Operating Account, to be used for Association Business Transactions. A detailed log of transactions and receipts will be maintained.

(Kuskie/Bourdon)

i. Annual Meeting Update

No Action was necessary at this time.

j. iPads & Electronic Board Packets

David Bourdon showed the Board and management a different way to present the upcoming electronic board packet using the Good Reader App. Mike Smith of KPPM will coordinate with David.

A motion was made, seconded and passed unanimously to order another iPad if necessary, as well as protective cases, and styluses. (Kuskie/Meyer)

**XI.** With no further business, the meeting was adjourned at 8:51 PM

Respectfully submitted:



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Carl Weise, Recording Secretary

Approved:

Robert Kuskie, signature on file

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Mr. Robert Kuskie, Secretary of the Board.