

**OCEANSIDE COMMUNITY  
ASSOCIATION BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
September 29, 2021**

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**NOTICE**

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met in General Session on Wednesday, September 29, 2021 at 9:30 am in the Auditorium.

**CALL TO ORDER**

President John Vogt called the meeting to order at 9:30 am.  
The Pledge of Alliance was led by Secretary Anita Romaine.  
Roll Call was led by Secretary Anita Romaine.  
Secretary Romaine read the video disclaimer.

**ATTENDANCE:**

Present: John Vogt, President  
Sue Moore, Vice President  
Kelly Byrne, Treasurer  
Anita Romaine, Secretary  
Steve Graves, Director  
Peggie Moore, Director  
Bill Loftus, Director

Absent: None

Management: Scott Humberstone, General Manager  
Fernando Montano, Facilities Manager  
Teresa Brown, Committee and Administrative Assistant

**AGENDA APPROVAL**

Upon a motion made and seconded:

**RESOLVED:** To approve the General Session Agenda of August 25, 2021, as presented. Approved

**HOMEOWNER COMMENTS (3-minute limit)**

This allotted time is set aside for members attending the meeting to address business of the Association with the Board. A three-minute time limit is permitted. Issues presented at this time will, with Board agreement, placed as a future agenda topic. Homeowners could submit their comments via email prior to the meeting.

Eight members of the community provided their comments during the homeowner forum. Four members spoke on their support of the outdoor pickleball court. There were 15 people in attendance in support of the outdoor pickleball court. Other comments referenced the need for volunteers for activities committee; direction from board on Covid-19 policy, sprinkler issues, questions about office emails to homeowners, and a question about a withdrawal from a \$40K budget line.

## **APPROVAL OF GENERAL SESSION MINUTES**

The Board reviewed for approval the General Session Minutes of August 25, 2021, as amended. Upon a motion made and seconded:

**RESOLVED:** To approve the minutes of the General Session Minutes. Approved:  
Unanimous

## **EMERALD ISLE GOLF CLUB UPDATE**

Holly Kennedy from the Emerald Isle Golf Club submitted the following update:

- Chef Anthony participated in the local Food Festival and won Honorable Mention.
- The Club raised \$5,000 for a local school
- Natalie had a record turnout for our Rookies & Rose women's clinic in July with over 60 women attending.
- High school golf season began last month, hosting El Camino HS Girls JV with practice days scheduled Mon-Thurs and weekly matches on Tuesday through mid-October.

## **PRESIDENT'S REPORT**

The President read an article from the San Diego Union Tribune which gave the encouragement: *Each member of the HOA team has its own boundary, and each team member staying within that role helps the entire HOA team. When everyone does their job and allows others to theirs, the HOA wins.*

**RESOLVED:** To accept the report with no action necessary.

## **SECRETARY'S REPORT**

**RESOLVED:** To acknowledge the Secretary's report as presented with no action necessary.

## **TREASURER'S REPORT**

Treasurer Byrne reported on the Finance Report showing \$1.4M in the Reserve Fund. Three properties are in foreclosure, no new lien/fines

### **Delinquency & Collections Status Report**

The delinquency status report for July 2021 shows delinquencies totaling \$115K.

**RESOLVED:** To acknowledge and accept the report as presented with no action needed at this time.

### **Fine Report**

Unpaid fines totaling \$1,300 have been approved and applied to various member accounts.

**RESOLVED:** To acknowledge and accept the report as presented noting no action needed at this time.

### **Lien Resolutions**

There are no liens in process currently this month.

**RESOLVED:** To acknowledge and accept the report as presented noting no action needed at this time.

### **Foreclosure Action**

Per Civil Code 5705, to note there are 3 foreclosure action to report on.

**RESOLVED:** To acknowledge the Foreclosure report noting no action needed at this time.

## EXECUTIVE SUB-COMMITTEE REPORTS

**Activities:** The Activities Committee met on September 7 and September 21st. The committee is planning its new program that will occur each Wednesday in October with a different theme. One theme will be "Take me out to the Ballpark," and another will be a Halloween costume party. The Art Show will take place on October 24 from 12pm – 4pm. Applications are in the office should you wish to participate in the show. The committee approved the request from John Pitarresi to sell a large piece of equipment that is not needed. The Activities Committee continues to need volunteers in order to offer the various activities within the community. Please contact Chuck Kruse or the office if you are interested in being part of the team. Upon a motion and seconded:

**RESOLVED:** To accept the minutes as presented. Approved: Unanimous

**Architecture:** Submitted Minutes from the September 14th meeting included 11 approved applications. Upon a motion and seconded:

**RESOLVED:** To accept the report as presented. Approved: Unanimous

**Landscape:** The Landscape Committee met on September 10, 2021. The committee approved requests from 5 homeowners: 3 approved; 2 tabled for more information. The Adopt a Corner was approved. The committee accepted the resignation of Lois Beall. Upon a motion and seconded:

**RESOLVED:** To accept the minutes to the Landscape Committee. Approved: Unanimous.

### X. COMMITTEE REPORTS (Non-Board Executive Sub-Committee)

#### STRATEGIC PLANNING COMMITTEE

The Strategic Planning Committee met on September 16 and had several questions about work with the Board. Mike Faulkner and Trina Rosa resigned from the Committee. The committee added Mary Murphy and Mike Laughlin as new members. The Board accepted the motion to add the 2021 plan and 3-year vision plan written and presented by Wade Messer. Upon a motion and seconded.

**RESOLVED:** To accept the report as presented. Approved: Unanimous

**SAFETY COMMITTEE:** The Safety Committee continues to patrol the community and are submitting their reports via email to the business office. A discussion about the B&W patrol car continued acknowledging that it cannot be driven. The General Manager spoke about the need of Golf Carts for the Office and Safety Team. The OCA will retire a pickup truck and the B&W which will cover the cost of the additional Cart. The cost is under the allotted amount allowed with Presidential approval.

**RESOLVED:** Upon a motion and seconded to dispose of B&W patrol car. Approved: 6-Yes, 1 abstention

**RESOLVED:** Motion to table the request to replace the B&W with golf cart for more info on costs. Upon a motion and seconded: 3-Yes, 4-No; motion fail.

**RESOLVED:** To ratify the purchase of a Golf Cart. Approved: 5-yes, 1-absention, 1- no

**OSERT:** The committee met on September 15, 2021. Perry Marlaire and Mario Badua attended the meeting. A discussion covered the need to review items in the supply cabinet and perhaps move it to a more accessible location. They continue to need volunteers especially nurses and doctors.

**RESOLVED:** Upon a motion and seconded: Unanimous

**OCA-TV:** The TV station is now live on Channel 1960. There is good content for your enjoyment. There are 3 new volunteers who have joined the committee. They are Lee Mansis, Geoff Allinson and Steve Milligan.

**RESOLVED:** To acknowledge and accept the report as presented Approved. Unanimous.

**UNIT ADVISORS:** The Unit Advisors meet every other month. They are collecting homeowner phone numbers to increase connection availability. The committee accepted Mary Ann Alger as a new member.  
**RESOLVED:** Upon a motion and seconded to accept report as presented: Unanimous

**WEBSITE:** The Website Committee met on September 1, 2021.  
The committee chair asked about how long to leave items on the website. They also introduced a Charter for the Committee. The Charter was approved.  
**RESOLVED:** Upon a motion and second to accept report as presented: Unanimous

**FINANCE COMMITTEE:**  
The Finance Committee met in September and accepted 3 new volunteers: They are John McDonald, Mike Archer and Karen Bishop, all with finance experience.  
**RESOLVED:** To accept this report and new members as presented. Approved. Unanimous.

**AD-HOC LAND LEASE COMMITTEE:** The Committee is working with Attorney Teeple. His comments to the committee about a request to receive reimbursements indicated that it could possibly be upwards of \$1M. He is waiting to hear back from the Oceanside Land Company. He indicated that if not successful in his request, it may take a legal form.  
**RESOLVED:** To accept the report as presented. Approved: 5-yes, 2-no.

## **XI. MANAGEMENT REPORT:**

The General Manager wishes to thank everyone for their cooperation during the road work on Vista Campana. The work should be done this week. He also reported that SDG&E have sent a notice that the transformer in 1A is too close to the retaining and needs to be moved. The Solar Project is currently pending the conductor design work. Payment will be due the month after. He is conducting workshops with the Finance Committee to go over dollar amounts, then on to the Board of Directors.  
**RESOLVED:** To acknowledge and accept the report as presented. Approved: Unanimous

## **MAINTENANCE REPORT:**

Facility Manager reported on the ongoing and completed projects as listed:

- Unit #5 Paint Project is currently in progress. Power washing and repairs will begin on home 61-83. All shutters have been prepped and installed.
- Unit #7 painting has been completed. Unit 7A is completed.
- Garage Roof Replacements for Unit 8 are in progress.
- Butler Room Storages are being built 5 at a time and are in progress. Very close to completion.
- Unit 1 Carport bids in progress.
- Pagoda light bulb replacement throughout the community has been ongoing. Please continue to report any outages to [maintenance@ocaoffice.org](mailto:maintenance@ocaoffice.org)
- Completing repairs on the 8/84 retain wall.
- Has ordered lights and fencing for the RV light.

**RESOLVED:** To acknowledge and accept the report as presented. Approved: Unanimous

## **XII. UNFINISHED BUSINESS**

### **A. Solar Project**

The update is that we are waiting for the conductor design by SDG&E. It should be completed by end of October, 2021.

**RESOLVED:** To accept the report as presented. Approved: Unanimous

## **B. Governing Documents**

A workshop on our Governing Documents has met three times in the town hall meetings. They are now working on revisions to the Landscape and Architectural Guidelines. The goal is to be done by Thanksgiving.

**RESOLVED:** To acknowledge and accept the report as presented noting no action needed at this time.

## **C. Role of Committee & Executive Sub-Committee**

The Board has been discussing the role of committees and Executive Sub-Committees. The goal is to see if there are any improvements which could be made and to communicate better.

No action taken at this time. President Vogt remarked that liaisons are to listen and/or clarify rules and roles of staff.

- D.** The Board discussed the possibility of having the Executive Session on a different day than the General Session. The current format requires that Board Members are sitting in meeting for as much as 5 hours. The Board decided to attempt to keep the General Session to 90-120 minutes and allow at least one hour between meetings in order to conduct both meetings on the same day.

**RESOLVED:** No action taken at this time.

- E.** Adopt a Corner Landscape Plan may result in changes to restrictions on gardening.

**RESOLVED:** To approve the Adopt a Corner Plan as presented. Approved: Unanimous

- F. Report on the Implementation of the Electric Vehicle Charging Policy.** At the present time, Trina Rosa is the only homeowner who has come forward wanting the EV Charge. Fernando is currently getting quotes for her.

No action taken at this time.

## **XIII. NEW BUSINESS**

- A. Land lease payment explanation:** Treva Messer presented to the Board a plan with several pieces of information describing the land lease policy at OCA. She suggested that they be included on the website, posted on the Bulletin Boards and in the Welcome Packets. She also recommended that they be listed with the North County of Realtors and with HomewiseDocs.

**RESOLVED:** To adopt the recommendations presented by Mrs. Messer. Approved: 6-yes, 1-no

- B. Emergency Notification Plan:** The General Manager presented information about a Reverse 911 software system.

**RESOLVED:** To accept and approve the described Emergency Notification Plan as presented: Approved: 6-yes, 1-no.

- C. Recreational Opportunity:** Create opportunities for donations for pickleball court resurfacing needs in the future.

**RESOLVED:** To accept and approve the motion to allow donations for outside pickleball court. Approved: 6-yes, 1-abstention.

- D. Create an AD HOC committee to consider the next Master Plan area.** To accept and approve the motion to create an ad hoc committee to consider the next master plan within the community.

**RESOLVED:** Approved: Unanimous

- E. BBQ/Smoking Area: The Board discusses the issues with smoking in the area next to the BBQ Grill.  
**RESOLVED:** To move the smoking area to the friendship garden. Upon a motion and seconded: 2-yes, 5-no, motion fails  
**RESOLVED:** To continue further research by Anita Romaine and Kelly Byrne to find a suitable location in Oceana for a smoking location away from the BBQ/pool area. Approved: Unanimous
- F. Maintenance Proposals
1. Proposal to award bid to replace roof at Unit 1 carport 4 to Aidan Roofing.  
**RESOLVED:** Approved 6-yes, 1-abstention.
  2. Proposal to award bid replace roof, replace siding & trim at 8-93, 94, 99 to Aidan Roofing  
**RESOLVED:** Approved 5-yes, 2 abstentions
  3. To award proposal to removed old roof, drip edge & new torch down roof at 9-30/40 to Aidan Roofing.  
**RESOLVED:** Motion to table – failed, Approved: 5-yes, 2-no
  4. Proposal to award bid to waterproof brick wall & install a 4-in drainpipe at 8/84 to JAC.  
**RESOLVED:** Approved: 6-yes, 1-no
- G. **Roundtable:** No items for discussion

#### XIV. ADJOURNMENT TO EXECUTIVE SESSION

The General Session of the Board of Directors adjourned at 1pm. The Board will reconvene in Executive Session at 2:00pm.

Respectfully Submitted,

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Anita Romaine, Secretary

Date: \_\_\_\_\_