

**OCEANSIDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
CLUBHOUSE AUDITORIUM
WED., FEB. 23, 2022, 9:30 A.M.
GENERAL SESSION
MINUTES**

I. CALL TO ORDER

- A. 9:30 a.m. call to order by President John Vogt**
- B. Pledge of Allegiance, led by Secretary**
- C. Video disclaimer by Secretary Anita Romaine**
- D. Roll Call by Secretary Romaine**

II. MOTION TO ADOPT AGENDA AS PUBLISHED OR AMENDED

- 1. Upon a motion made and seconded:**
- 2. RESOLVED: To approve the General Session Agenda of February 23, 2022, as amended with the change of “Doris’ office’ to “the small lobby office.” Upon a motion made and seconded: passed unanimously.**

III. HOMEOWNER COMMENTS (3-minute limit)

- 1. Homeowners spoke in support of whatever locking device Lonnie Burrows recommends for the Billiards room and its security; and a request that the City be asked if they can install crosswalks in the appropriate locations; and an Aladdin project with a goal of \$6,000 that is ongoing to purchase a new kiln for the Ceramics studio; and comments related to the “flat rate lease owners” objecting to equalization which will present a significant increase in monthly fees to those folks with \$15/mo leases currently; an invitation was extended to everyone to the Mar. 12 Re-Opening; a Volunteer Appreciation program was described.**

IV. APPROVAL OF GENERAL SESSION MINUTES

- 1. The Board is being asked to approve the minutes of the Jan 26, 2022 General Session Meeting. Secretary Anita Romaine, prior to this meeting, reviewed and approved this document. Peggie moved to amend the statement that the Office would investigate a U-tube channel and subscribe to it. Delete the words “and subscribe to such a channel.”**
- 2. MOTION: To approve the Jan. 26, 2022 minutes as amended. Approved: Unanimously**

V. EMERALD ISLE GOLF CLUB UPDATE

- 1. There was no representative or report from Emerald Isle.**

VI. PRESIDENT'S REPORT

- A. President John Vogt provided a short update on the status of events and projects within the community.**

- 1. MOTION: To accept the President's Report with no action necessary.**

VII. SECRETARY'S REPORT

- 1. The Executive Monthly Session Meeting was held on Jan. 26, 2022, following the General Session. Topics of discussion included delinquency and collection cases. Unpaid fines were reported on.**
- 2. MOTION: To acknowledge and accept the Secretary’s report as presented of the Jan. 26th Executive Session.**

VIII. TREASURER'S REPORT

A. Financial Report

1. Financial Review, Summary Jan. 26, 2022
2. Board Members were provided with Jan. 2022 financial statements and necessary supporting documents in accordance with Civil Code 5500. The Chairperson and the Board Treasurer have had an opportunity to review the financial packet and provide feedback. Reserves are \$1,000,892. Liabilities with capitals are \$2,159,461. Delinquencies and collections status are \$32,740. with approximately \$2,000 pending. Fines have not changed \$2340. There are no new liens or foreclosures.
3. **MOTION:** To acknowledge and accept the finance reports as presented. Passed unanimously.

B. Delinquency & Collections Status Report

1. The delinquencies as listed on the Aging Summary for the month ending Jan. 2021 provides detail for those accounts nearing or exceeding the \$1,800.00 threshold for initiating lien and foreclosure proceedings. (Pre-lien notification is sent by Delphi Law Group at or near the \$1,200.00 threshold.) The Delinquency Status Report for Jan. 2021 shows delinquencies totaling \$32,740.
2. **MOTION:** To acknowledge and accept the report as presented noting no further action needed at this time.

C. Fine Report

1. A listing of the unpaid fines that have been approved and applied to various member accounts is included with the monthly financials
2. **MOTION:** To acknowledge and accept the report as presented noting no action needed.
3. Any questions regarding any items in Treasurer Report please do not hesitate to contact Kelly Byrne.

IX. EXECUTIVE SUB-COMMITTEE REPORTS

A. Activities Executive Sub-Committee:

1. The Activities Committee met on Feb. 1, 2022. The minutes included a Share & Wear financial report, upcoming March & April events were announced, folks were invited to the Re-opening BBQ on March 12.
2. **MOTION:** Moved & seconded to accept the Activities Cte. Minutes of Feb. 1, 2022. Unanimous
3. **MOTION:** Moved & seconded to endorse the Ceramics Room's Aladdin project for a maximum of \$6,000 to fundraise for a new kiln. Passed unanimously.

B. Architecture Executive Sub-Committee:

1. The Committee minutes as well as the Executive Sub-Committee minutes are included in this packet.
2. **MOTION:** It was moved and seconded to accept the Architecture Minutes and Exec. Subacute. minutes and resolutions of each request on the Feb. 8th Agenda. Motion passed. It was also noted that Ed Smith has resigned from the Committee and Tony Hoople due to health concerns will no longer be on the Committee. Lisa Bagot will take over Tony's assignment.

C. Landscape Committee

1. The Landscape Committee met on Feb. 11th and those minutes are included in this packet. Exec. Subcte. minutes have also been included. Discussion took place on tree-trimming, new signage thanking volunteers. The tree-trimming contract was discussed. The FYI report is an update to Forestry Group's 3-yr contract. It is requested that the Forestry

Group mark the trees to be trimmed and notify nearby homeowners.

2. Another item discussed was the Friendship Garden and the cost to return it to its previous state. Current bids to just clean up what is currently there range from \$3,900 to \$4,600. It was moved and seconded that this the bid not be accepted and the topic be tabled until more research can be done about the original plans through the landscape committee in the past about what to do with that space and how much money the Landscape Cte voted toward this project. Motion passed unanimously.

3. Additionally, Moved and seconded to accept the Committee minutes of Feb. 11th. Motion passed.

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

A. Strategic Planning Committee did not meet in February. The Board workshop on the Strategic Plan for Oceana was deferred to the new Board.

B. The Safety Committee did meet in February.

1. It was moved and seconded that Jim Skrudland be accepted as a new volunteer to the Safety Cte. Motion passed unanimously.

C. OSERT

The OSERT committee meets quarterly.

D. OCA-TV

OCA-TV did not meet in February.

E. Unit Advisors

The Unit Advisors meet every other month and thus did not meet in February.

F. Website

The Website Committee did not meet in February. However, it needs to be known that Mapleston media is currently in charge of our website. In an effort to streamline getting communication to the website, we need to direct information to one person. A process is needed to communicate how to add items to the website.

G. Finance Committee

1. The Finance Committee met on Feb. 22nd. Minutes from this meeting were in the Board packet. The Jan. financials were provided.

H. 2022 Ad Hoc Unit Improvement Committee

1. The Ad Hoc Unit Improvement Committee met on Feb. 4th. They are presenting a proposal designated as the 2022 Reserve Budget proposal including irrigation, and landscaping for units 3, 5, & 7 totaling \$95,332; plus, paint and exterior repairs for Units 6 and 10 totaling \$444,810 for a total of \$540,142. The 2022 Reserve Allocation for this is \$593,547.

Motion made and seconded to approve the proposal for irrigation and landscaping of units 3, 5, and 7 for \$95, 332. Motion passed unanimously.

Motion made and seconded to approve the proposal for paint and exterior repairs in unit 6 for \$289,345. Motion passed with 5 yes and 1 abstention.

Motion made and seconded to approve the proposal for paint and exterior repairs in Unit 10 for a total of \$155,465. Motion passed with 5 yes and 1 abstention.

XI. MANAGEMENT REPORTS

General Manager's report

1. Scott Humberstone commented on the website, describing the purchase of an add-on software program that allows the Office to make changes to the previously static calendar. Related to the tree contract, in the future we will be more specific on a map pointing out exactly where the trees involved are located. Scott mentioned the changes within the Office personnel, namely, Diane Seely has transitioned into the bookkeeper position; and a new person has been hired for the maintenance administrative assistant position.

2. We received a surprise a short time ago when a Code Enforcement officer from the City of Oceanside came into the Office and gave us an Administrative Citation Warning stating that our RV parking lot is not zoned for rental/storage of RVs. We learned that a resident had brought this to the City's attention and with research it was learned that area since the beginning of this community had never been zoned for RV storage. We plan to appeal this by collecting some historical information and speaking in person to someone in charge at Code Enforcement.

3. **Facilities Manager's report**
The monthly maintenance report with updates since last meeting were in the Board packet. Facilities Manager Fernando Montano presented to the Board and answered questions by directors. See monthly Maintenance Report included here.

MOTION: To acknowledge the updates as presented. Unanimous

XII. UNFINISHED BUSINESS

Solar Energy Update: Update given by Scott Humberstone, Gen. Manager. Scott, Bruce Cowgill and representatives of both SDG&E and HES met recently. Our check was received, and this project is going forward. Our in-house maintenance staff will do the necessary trenching and installing conduit. Then SDG&E lays the cable to connect the transformer.

Report on the replacement Demand to OLC

1. Oceanside Land Company rejected our demand that it pays \$2,130,666 in replacement costs for 2018-2021. Our attorney Grant Teeple is responding to OLC and offering to meet for mediation. Mediation has now been scheduled for April 19th at 9 am on Zoom. OCA's cost for part of this mediation is \$2,000.

XIII. NEW BUSINESS

- A. Discussion of Billiard Room access, especially in evenings and on weekends when the office is closed.
Peggie suggested that the new Board come up with a more frequent accessibility for residents to play billiards.
Motion made and seconded to do away with the current code entry method and key the Billiards room to the clubhouse/pool key for a 6-month trial basis. Motion passed unanimously.

- B. Discussion of the future use of the alcove in the Clubhouse lobby. Discussion has taken place with the Activities Cte. but there is no current goal for the use of that room. It will be put out to the community asking for suggestions as to what that room might be used for. It will be publicized in the Friday email blasts and in Highlights for suggestions. Fernando was asked to get a quote to install cable for a couple computers in that room.

C. Discussion of the newly formed Ad Hoc Committee to Research Outside Financial Resources available for any of our residents who need it. Target audience would be folks without internet access and likely are not aware of the State and County programs that might be out there. Companies like SDG&E who offer senior discounts could be publicized to this group of residents. Kris's goal for this committee would be to create a binder for residents to consult when they have a need.

Motion made and seconded to seek volunteers for an ad hoc Committee to research financial options for OCA residents that require financial assistance or other forms of help. Motion passes unanimously.

D. Oceana Golf Club Inc Shareholders' Annual Meeting. In the packet there was a notice of the Annual Meeting of Shareholders of Oceana Golf Club, Inc. on March 2, 2022 at 1 pm. An election of their directors will take place. John suggested adding Kris Mclaughlin to the list of our OCA designated representatives, that currently includes John Vogt, and Sue Moore. No board action is needed today in this regard.

E. The roundtable is in place so that the Board can suggest items to be included on the upcoming agenda.

XIV. ADJOURNMENT TO EXECUTIVE SESSION

1. The Board will reconvene in Executive Session following this meeting. Agenda items will include collections cases, hearing matters, legal issues, contracts and personnel updates.

2. The next General Session will be scheduled for Wednesday, Mar. 30, 2022 in the Clubhouse Auditorium.

Anita Romaine

MARCH 16, 2022

Signed, Anita Romaine, Board Secretary

Date