

**OCEANSIDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
CLUBHOUSE AUDITORIUM
WEDNESDAY, APRIL 27 2022. 9:30 AM
DRAFT MINUTES, MOTIONS ONLY. SEE YOUTUBE TRANSCRIPT FOR DETAILS
(TIMES ON YOUTUBE TRANSCRIPT INDICATED BY (0.00))**

I. CALL TO ORDER

- A. 9:30 A.M. by President. Notice to all attendees: Please silence your phone.
- B. Pledge of Allegiance, led by Secretary
- C. Video disclaimer by Secretary
- D. Roll Call by Secretary

II. APPROVAL OF AGENDA: Treasurer Moore made a correction on the Resolution related to the website, i.e Ms. Moore wrote and submitted this item, not the Strategic Planning Cte. Ms. Moore wishes to insert the topic Friendship Garden under Landscape Cte. Director Riser asked that the revised Disclosure, page 56 of the packet, be discussed under Unfinished Business. It was moved by Sec. Romaine and seconded by Director Gillis that the agenda be accepted as amended. Motion was approved unanimously.

III. APPROVAL OF GENERAL SESSION MINUTES

The Board is being asked to approve the minutes of the March 30, 2022 General Session Meeting- A correction was made on Page 3, the cost of the proposal at house 8-20 equals \$80; the cost at house 12-98 was \$298 and the work at house 7-1 was \$205. Another correction was pointed out on page 3, Item F, Website; the statement that Mapleston media is currently in charge of our website is not accurate. Mapleston is the hired webmaster. A third correction needs to be made in the minutes on page 4, under General Manager's report, delete sentence "He is requesting...previous Thursday deadline." Instead, the minutes should read that "a motion was moved, seconded and approved unanimously that the deadline for submissions to the BOD packet be changed to the Wednesday at noon prior to the Board meeting."

MOTION: it was moved and seconded to approve the March 30, 2022 minutes as amended. Approved: Unanimously

IV. PRESIDENT'S REPORT

- A. RV lot: pres. Byrne reported that she had met with an Oceanside City Planner and OCA's first task is to hire a company to do a Traffic Analysis. She has reached out to 5 such companies and their responses are pending. Per the City we cannot fill empty spaces from our waiting list during this process. Second step is for us to take a physical poll of owners and a majority of those owners must agree that they wish the RV lot to remain as an RV lot.

V. SECRETARY'S REPORT

- A. Executive Session Summary of March 30, 2022 Meeting: Secretary Romaine indicated the Exec. Session on March 30, 2022 included discussions on delinquencies, collections, unpaid fines, and personnel matters.

VII. TREASURER'S REPORT

Financial Report

Acknowledgement of draft Financials of march presented at the April 18th Finance Cte meeting. Treasurer Moore reported that draft financials will be submitted each month to the Finance Cte and recommendations/changes made. This packet then goes to the full Board as a draft and is only considered “Final” after approved by the BOD. After that, they will be labelled “Final.” A correction was pointed out on page 7, \$30,562 labelled as a YTD Variance is incorrect. It should be \$4,621. The 2021 Audit has not yet been completed and a 4-month extension has been filed.

RESOLVED: It was moved by VP Bishop and seconded by Director Gillis that the President’s, Secretary’s and Treasurer’s reports be accepted. Motion was approved unanimously.

VIII. HOMEOWNER COMMENTS

(3 minutes per person)

A 30-minute time limit on homeowner comments as permitted by Davis-Stirling. Homeowner comments included comments related to the Website Cte and the document that was recently submitted by a board member. Another homeowner addressed equalization and carport maintenance. Water damage to the Billiards room was addressed by another owner. RV usage was a topic also; as well as the use of Round Up by our landscaping company.

IX UNFINISHED BUSINESS

A) Solar Energy Update,

Scott Humberstone reported that SDG& E has extended their permit for this project. We are waiting for them to schedule their next step in this process.

B) Small alcove update Secretary Romaine reported that the OCA Senior financial Resource Center (office in the corner of the Clubhouse lobby) is being transformed into an area where any resident of our community can find information on utility discounts for seniors, a computer to access the internet. The committee has set a date of June 1st as to when they wish to be open.

C) Clarify committee roles when it involves the reserves (Scott)

D) Community calendar (KB, AR)

E) LLC procedures (Scott/office)

F). Security system (Scott/Fernando)

pages 20-36

G) Mediation update (SG)

X. NEW BUSINESS

A) Ad-Hoc Committee on improvements to nomination process. (KB &SR)

B) Robert rules (SG)

pages 37-39

C) Code of conduct (KB)

pages 40-43

D) Google Forms (SR)

E) Changing the next month Board meeting to May 24th. Tuesday (Is PC available? All others, including staff are agreeable)

F) Changing September date for BOD meeting (SR)

G) Strategic planning committee resolution for Website (PM)

page 44

Break. (10 minutes)

XI MANAGEMENT REPORTS

- A. General Manager's Report by Scott Humberstone
- B. Maintenance Department Report by Fernando Montana, Facilities Manager. page: 45
- C. EMERALD GOLF REPORT IF NOT PREVIOUSLY HEARD.

XII. EXECUTIVE SUB-COMMITTEE REPORTS

- Activities Committee,
- Architecture Committee, page 46
- Landscape Committee, pages 47-50

XIII COMMITTEE REPORTS (Committees with liaisons)

Liaisons: Please report on any pending volunteer applications or resignations first.

- *Strategic Planning Committee (survey needed?) pages 51-53
- *Safety Committee page 54
- *OCA-TV
- *Unit Advisors
- *Website page 55
- *Finance Committee
- *Ad -Hoc 2022 Unit Renovations Committee
- *Ad-Hoc Committee on improvements to the nomination process. (Report given in New Business)
- * Ad-Hoc Committee for financial resources.

XIV. Roundtable topics to include:

- A) Spa/deep pool hours extension
- B) Fob/key card system researched.

ANY QUESTIONS FROM ATTENDEES.

Next Meeting: Tuesday May 24th, 2022, 9:30 am. (If approved)

XV. ADJOURNMENT TO EXECUTIVE SESSION. TO BEGIN AT: _____