



**OCEANSIDE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
CLUBHOUSE AUDITORIUM  
WEDNESDAY, JUNE 28, 2023 9:30 AM**

**GENERAL SESSION AGENDA**

**1. CALL TO ORDER**

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

**2. EXECUTIVE SESSION DISCLOSURE**

An Executive Session Meeting was held on May 25, 2022, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

**3. APPROVAL OF GENERAL SESSION MINUTES:**

- A. May 31, 2023 PAGES 1-4
- B. July and August 2023 General Session Status

**4. PRESIDENT'S REPORT PAGES 5-7**  
+ ADDITIONAL PAGE WITH TIMELINE

**5. SECRETARY'S REPORT STATUS**

**6. TREASURER'S REPORT PAGE 8-9**

**7. HOMEOWNER COMMENTS (updated verbiage) Peter Cornog Timer**

*During open forum, each attendee may address the Board for up to three (3) minutes. If a speaker is in the middle of a sentence when time is called, he/she may finish their*

*thought before sitting down. The time guidelines ensure that others will have an opportunity to speak.*

*The Board is not obligated to respond or act on anything presented. The Board may offer a response, educate the homeowner, or point them in another direction, but will not take action on the subject presented.*

*Once the open forum period is closed, the members or member's delegates are not allowed to participate and may not seek to be recognized unless the Board specifically requests input or information from a particular homeowner with the exception of the Q&A at the end of the meeting.*

## **8. FINANCIAL REPORT**

A. Financial Report PAGES 10-23

## **9. MANAGEMENT REPORTS**

A. General Manager Report (Dan) PAGES 24-25

B. Facilities Manager Report (Dan for Fernando) PAGES 26-29

C. Policy and Procedure Documentation (Sandy) MOTION ONLY

**MOTION:** From this point forward, all policies and procedures by Management and the Board will include an author name, approved by, and date

## **10. UNFINISHED BUSINESS**

A. Strategic Plan

1) Neighborhood Watch (Peggie and Roxanne) PAGE 30

2) Facilities Committee (Roxanne, Peter, & Evelyn) PAGES 34-35

**MOTION:** to approve the creation of a Facilities Committee.

3) Identify, evaluate and make recommended procedures for high-risk activities (Peggie) PAGES 36-37

4) Action Items Update (Sandy) PAGES 31-33

B. Community Management Update (Sandy) STATUS

## **11. NEW BUSINESS**

A. Ad Hoc Painting Committee (Karen) PAGES 38-44

**MOTION:** To have management present a detailed listing of what will and will not be repaired or painted including termite damage by the September 2023 board

meeting.

- B. Painting Schedule (Karen) PAGES 45-53  
**MOTION:** To have management present a proposed painting schedule for board approval based upon research of the last time STUCCO was painted by the September 2023 board meeting. The schedule will include the painting of 98 homes in Unit 12 in the 2024 budget.

- C. Unit 11 Painting (Peggie) PAGES 55-68

Davis Stirling on Director Recusal – Conflict of Interest PAGE 54

**MOTION #1:** Peggie Moore, Board Director and impacted homeowner in Unit 11 not be recused from voting on Motion #2, she was not recused from voting on the proposal as an impacted homeowner and should not be recused from participation in discussion and vote. There is no conflict of interest and/or financial benefit uncommon to other homeowners.

**MOTION #2:** That management and Board of Directors adhere to the current CC&Rs, Architecture Guidelines Exhibit C (attached) #'s 28, 30, 47 clearly stated as HOA Responsibility and that AF General be held to their contract which clearly states: "Carport header and post will be painted same color as the trim color or stucco color, but ceiling will be painted stucco color only" All original structures to be painted including ceilings.

- D. Update of Resident Handbook in September (Sandy) STATUS

- E. Reserve Study (Dan) PAGES 69-72

Motion: For the Board of Directors to review and approve the SCT Reserve Consultants Level II (on-site update) proposal in the amount of \$2,800.00.

- F. Alarm System for Office (Dan)

Motion: That the Board of Directors approve the purchase of the Simplisafe Alarm System for the Administrative Offices at a cost of \$867.75 plus tax along with the Professional Monitoring service at a cost of \$29.99 per month.

- G. Mobile Clinics (Roxanne) PAGE 73

Motion: Approval that CRC to explore having Vista mobile clinic and/or a vet clinic come on site for residents use and convenience.

- H. Common Area (Karen, Peter, and Roxanne) PAGE 74

**12. EMERALD ISLE GOLF CLUB UPDATE**

A. Emerald Isle report only. PAGE 75

**13. COMMITTEE REPORTS.**

**Liaisons: PLEASE REPORT ON NEW VOLUNTEERS AND RESIGNATION in MEETING (minutes must be included in the packet).**

**Charters: Compliance (needs approval) PAGE 76**

Architecture signed PAGE 77

**CONSENT CALENDAR PRESENTED A through J**

A. Architecture Committee/ESC	PAGES 78-80
B. Landscape Committee/ESC	PAGES 81-85
C. Activities	PAGES 86-88
D. Community Resource Center (CRC)	PAGES 89-91
E. Finance Committee	NOT SUBMITTED YET
F. Hub Communication	PAGE 92-93
G. Strategic Planning Committee (Even Months)	PAGE 94
H. Unit Advisors Committee (Odd Months)	N/A
I. Website Committee	PAGE 95
J. Ad Hoc: IT	On Hold

**15. ANY QUESTIONS FROM ATTENDEES. PLEASE RAISE YOUR HAND.**

**16. ROUNDTABLE TOPICS TO INCLUDE:**

- 1) Renting Homes (Karen)
- 2) Resident Handbook (Sandy)
- 3)
- 4)

**Next Meeting: Wednesday, June 19, 2023 at 9:30 AM.**