

Mallard Green HOA

Board of Director's Meeting

Avila Beach Athletic Club

October 13, 2010

Call to order

The meeting was called to order at 3:30 p.m. by president Brent Parker. Other board members present were Larry Cohn, Corie Muriset, Glenn Oden and Gary Beall. The meeting also was attended by Sonia Lopez, representing FarrellSmyth; and homeowners Jennifer Long, Connie Campanelli, and Dusty Palaia.

Approval of minutes

A motion by Cohn and seconded by Oden that the minutes from the April 7, 2010 board meeting be approved was passed unanimously.

Presidency in transition

Effective September 15, 2010, due to personal time restraints, Larry Cohn resigned as president of the Mallard Green Board; however, he has agreed to stay on as a board member. The board, via email, unanimously elected Brent Parker to replace Cohn as president.

Financial Report, by treasurer Corie Muriset

At the end of September 2010, the reconciled financial statement showed the association had \$95,229.68 in its operating checking account and \$224,986.30 a Morgan Stanley liquid assets reserve account, giving the association a total of \$320,215.98 in cash and reserves. The association is \$4,666.01 under budget in operating expenses through September. No homeowners are behind in their monthly dues.

A motion by Cohn and seconded by Muriset to move \$30,000 from the capital account to miscellaneous reserves and to set up a five-tiered CD account with Morgan Stanley, with each tier funded at \$40,000, was passed unanimously. The action is intended to increase interest earned on HOA funds.

Architectural Committee Report, by committee chair Glenn Oden

Slurry coating of streets was completed on September 8 by Toste Construction Company. Block wall painting along Lupine Canyon will probably begin early next year. Oden will be meeting with Spectrum Paint Co. to work out access issues. Repairs have been completed on the

Kelley's home. Construction defect warranty repairs have been completed on decks at the Gray, Mendonca and Moye homes. Ken Mendonca is a new architectural committee member.

Landscape Committee Report, by committee chair Gary Beall

Four tree service bids were obtained for fall tree and shrub removal/pruning in HOA-maintained areas. The board instructed the landscape committee to select the service. Landscaping improvements have been made in the front yard at 2195 Canvasback and between 2160 and 2164 Canvasback. Projects in planning stages include landscaping improvements at 6449 Shearwater and 6480 Cormorant. Ceanothus plantings will be added to the green. Homeowner Jennifer Long commented that grass by the entry gate to the green is not doing well. Cohn asked that suggestions on reducing landscape water use be presented at the next meeting.

Action Items

Parking Rules: **A motion by Cohn and seconded by Parker to rescind Mallard Green parking rules pertaining to parking on Lupine to comply with recently revised master association rules was passed unanimously.** Mallard Green residents with more than two licensed drivers in the household were previously required to obtain association approval and pay a fee for parking a third vehicle on Lupine. Residents can now park non-commercial vehicles on Lupine for up to 48 hours. No action was taken on establishment of a parking rules committee.

2011 Budget: **A motion by Cohn and seconded by Beall to approve a \$124,000 operating and reserve budget for 2011 was passed unanimously.** Association dues will remain at the current level.

Phone directory: No formal action taken. Consensus was that the directory needs to be updated. Muriset will prepare a new directory early in 2011.

Open Forum

Homeowners Jennifer Long, Connie Campanelli, and Dusty Palaia addressed the board regarding commercial and RV parking and associated activity on Coffeeberry, which runs behind their properties. They said they felt like third class citizens, as no other homeowners have to tolerate such noise, diesel fumes and visual blight behind their homes. Suggested solutions included moving commercial and RV parking to Lupine from the entry gate to the Avila Bay Athletic Club or asking Indian Hill to allow parking in their lot at the corner of Lupine and Firehouse Canyon. Parker noted that moving the parking to Lupine between the entry gate and athletic club may not be an option, as that stretch of road is an easement and not owned by the association. **A motion by Cohn and seconded by Parker to send a letter to the SLBE Master**

Association asking the association to explore with Indian Hills the possibility of accommodating in their parking lot vehicles currently using Coffeeberry was passed unanimously.

Executive Session

The board met in executive session with Lopez to discuss its working relationship with Farrell Smyth. No action was taken.

Next Meeting

The next regular HOA meeting will be at 3:30 p.m. on January 11 at the Avila Bay Athletic Club.

Adjournment

A motion by Beall and seconded by Parker to adjourn the meeting was passed unanimously. The meeting was adjourned at approximately 5:30 p.m.

Respectfully submitted

Gary Beall, secretary