

## Villa d Laurel Email HOA Meeting

### April 20, 2011 - Minutes

The meeting commenced on April 20<sup>th</sup> and ended April 22<sup>nd</sup>. The following was reported by Barbara Atkinson, HOA president:

#9 has been rented! Congratulations Mike and Donna; it's been a long haul. Here is a link to a recent Tribune article about the rental market in the county:

<http://www.sanluisobispo.com/2011/04/16/1565840/rental-market-in-slo-county-reflects.html#storylink=misearch> SLO is mentioned specially about half-way into the article.

- A new skylight was needed for #3. Mine is still going strong after all these years. Given our need to conserve finances, it seems prudent to just fix or replace these as they fail.
- We can't get a time we're all free to paint the stucco fences, so I've asked Sonia to explore the cost to pay for it; if that's a lot, we'll try for an HOA workday in the early fall. No one is selling that I know of so we can wait.
- We'll begin to heat the pool May 1, so that will be reflected in our costs.
- The Augusta hill is looking pretty good now that the plants have grown and filled in. A couple of bushes didn't take so there are a few holes. Evan just replanted those this month. He's also looking at a couple of sprinkler heads where water *may be* hitting the bottom wood of some front windows. He'll readjust if necessary.
- Our gardening fee is going up, but we made a deal to spread the increase over three years. Then we will begin paying the full amount. Evan's email: "I really try to avoid having to increase the cost of services. I did an evaluation on how much our sites pay and compared it to how much time we spend and there were only 3 properties or our 200+ that were negative. These are the only properties that would be increased this year. We have a couple of options. One would be to spread the increase out over the next 3 years by \$15 each year or we can spend less time and keep it the same. A \$15 increase would only make the account break even. Either way works

for me. (Sonia: This would apply as an option for our other property if needed.) I also like working with you and Sonia and would like to continue the relationship.”

- Our bank, *San Luis Trust*, was taken over by *First California Bank*. I did the necessary paperwork for transfer, so all is well.
- You might remember we have a quarterly contract for rodent abatement – possums and rats mostly – because there is a huge trash bin for the Augusta apartments behind our fence (by guest parking). It gets pretty messy. At any rate, I had to have them put something in my backyard because rats were making it a freeway to both a LL bait station and the trash bin behind my fence for apartments back there.

### **HOA Financial Report--2nd Quarter 2011**

(reported by Ray Huston, HOA Treas.)

The association balance sheet remains fairly good (especially compared to previous years) due mainly to the added special assessment last year. The past couple of months have reduced the balance by a few hundred dollars, but in each case there were some additional expenses. Some necessary repairs were done in February and then one-time costs for tax preparation occurred in March. Regular monthly costs are remaining about the same, and actually the major monthly expense for water/sewer has been better for 2011 than the same period of 2010. Hopefully, those numbers reflect a conscious, ongoing effort to use those utilities in a prudent way. Let's keep it going!!

There are still some outstanding unpaid dues and assessments that, if paid, would improve our overall financial picture somewhat dramatically. Thanks to all of you that are doing your share of paying the dues, etc. in a timely way.

## HOA Balance Sheet (cash) March 2011

• <b>CASH</b>	
• Cash in Bank 1	4, 837.54
• Money Market—First California	<u>28, 469.67</u>
• TOTAL CASH	33, 307.21
• <b>TOTAL ASSETS</b>	33, 307.21
•	
• <b>LIABILITIES AND CAPITAL</b>	
• CAPITAL	
• Beginning balance	23, 697.67
• Current Year	<u>9, 609.54</u>
• TOTAL LIABILITIES CAPITAL	33, 307.21

### Discussion Opened

The main topic of discussion was about getting a new pool cover. Bob Nugent says it will pay for itself after a few months. It was agreed that Barbara would get an estimate from the HOA pool-man and report back to the group.

Barbara also let everyone know that Evan, the HOA gardener, called her during the 2-day meeting and told her the sprinkler nozzles for units #7&8 have been fixed so they no longer spray the bottom of the wood-surround windows. The paint of these surrounds has peeled away with the water. This weekend, Rashed, of #8 is sanding and repainting his, and Tom of #7 will be doing the same to his soon.

Barbara Atkinson -HOA President