

Starlight Mesa Homeowners Association

Board Meeting

April 25, 2018

Present

- **Board Members:** Devon Myers, Cynthia Smither, Mike Sagarian, Janet Edberg
- **Guests:** Jose Toribo, Chari Gilmore, Hanjoo Kim, Marilyn Pixler, Joe Bergen

Minutes

1. Discussion regarding playground
 - a. CG: is there a site map for the playground? Also, current structure is more see-through. A new structure would obstruct the view more. Want to make sure whatever is being planned does not block the view. While old, none of the existing structure seems to be in disrepair.
 - b. MP: there is a nice playground down at Memorial Park. Has the board counted how many residents have small kids that would use the playground. Seems to be an extravagant expenditure. A nice playground may attract vandals. Structures will cost additional funds when harmed and needing replacement.
2. Maintenance
 - a. Jose
 - i. Brush clearance is starting around May 16th
 - ii. Will refill pet clean up bags and trash bags from existing stock
 - iii. Will also remove fallen tree branch near pool stairs
 - b. Playground
 - i. Community feedback - landscape architect, payments for assessment
 1. Landscape architect
 - a. AC: Homeowner Bruce Risley has advised that a landscape architect would be recommended to properly assess the entire area, ensure ADA access, proper run offs, etc.
 - b. CS: We did have a landscape architect help us out in the past. We could reach out to her to get consulting. CS will follow up.
 2. Payments for assessment
 - a. AC: Homeowners have asked about how the payments would be requested. It is a separate request for payment. The board will revisit this issue if and when the vote is passed.
 - b. JB: When we did the pool house assessment, we did a brochure and proactively provided payment plan options. Something to keep in mind for the future pool repair project.
 3. Project Manager

- a. CS: If this gets passed, Cynthia volunteered to lead and JE volunteered to help.
 - ii. Pool Repair
 - 1. Incentive for project manager
 - a. MS: Will look at project bids and see if we can consider rebidding
 - b. DM: We would need to clearly define responsibilities, time commitment, etc. How much would a real project manager be? We should find out.
 - c. AC: Also need to define performance metrics and how we would define success.
 - d. Action Item: All board members re-review all previous pool documents and have conference call to discuss.
 - 2. JB: Has to be done during the summer, maybe starting May/June. Must avoid the rainy season, otherwise you have to release water pressure from underground stream. 3 inch copper pipes have been there for 50 years. Chemical mix was wrong for a while, and has degraded the pipes. One decision is whether to redo the concrete deck or just patch it and top it. The area underneath the patio area was topped 10 years ago so you can see how it holds up. Cost is to replace piping, replace concrete, replaster the pool. Replastering the pool was done in about 2004, but plaster should only last about 10 years. Whole project would be governed by LA County Board of Health. Project should be able to be completed in a month. JB has bid this project out 3 times, so if the HOA needs any help with understanding the project, he will be happy to attend a future meeting.
 - c. Hillside behind Starlane Dr tree trimming
 - i. Area is part of annual brush clearance but not in the tree trimming rotation
 - ii. If there are trees that need to be trimmed or removed, the work will be evaluated and charged for
 - d. Keys
 - i. JB provided keys for toilet paper holder for bathrooms and sprinkler box
 - ii. AC has made keys for new tenants, for the pool and tennis court
 - e. Worker's Compensation
 - i. MS has not has a chance to talk to Jose. CS will talk to Jose this week.
 - f. Misc Maintenance
 - i. JE: will need to buy 2 new batteries at \$14/each for putting green, Steve also trying to repair solar light down by pool. May need to buy new battery
3. Common Maintenance Area
 - a. HK: Last year's CC&R draft said that "common maintenance area" would be treated as "common areas". Please do not wait until a CC&R draft to address this issue. My understanding is that this redefinition will take away my land rights.

- b. DM: It's a good suggestion to preview changes with the community, and take community input into any CC&R updates.
 - c. JB: Previous boards tried to categorize "common maintenance area" as an easement. This area is not an easement. Just sold my home and the title company did not define it as an easement. Even though I do not live here anymore, I do not want to see this community torn apart by a lawsuit.
- 4. Treasurer Report
 - a. MS: State of budget is strong. Collection of dues is consistent. Water bills have started to increase, possibly due to change in weather.
 - b. CS: Will check with Jose to see if they are doing more watering now.
- 5. Other
 - a. DM: We have a lot going on - let's consider a bi-weekly conference call in the evenings. Will allow us to move through projects/issues more quickly.
 - b. Next meetings
 - i. Conference call: Wednesday, May 9th at 7:30
 - ii. Meeting: Tuesday, May 22nd at 7:30 at Cynthia's