

MABEL BRIDGE HOMEOWNERS' ASSOCIATION, INC

Board of Directors Meeting

July 26, 2022, at 6:00 PM

Microsoft Teams: Phone Conference ID: 234 898 165#; Audio 321-209-9766

Meeting Minutes – DRAFT

Board Officers: VACANT Director Position (President), James Grimes (Vice President), Rick Asadoorian (Sec / Treasurer)

Quorum Established by Jim Grimes and Rick Asadoorian. Maria Gomez, Community Association Manager, was also in attendance.

Called to order at 6:03 PM

Proof of Notice was posted at both community bulletin boards 48 hours in advance as required. Notice was also posted on the Association's website and Facebook page.

Board Introduction (Introduction of the acting board)

Approval of Previous Meeting Minutes: February 17, 2022, Draft Meeting Minutes, was presented to the Board in advance of the meeting. A motion was made by, Jim Grimes, to approve the minutes as presented, Rick Asadoorian, seconded. Motion passed.

Manager's Report

- Legal Warning Violations – a list of violations on Legal Warning was provided to the Board for their review and consideration to forward to the Attorney for Covenant Enforcement: **Lots 111; 129; 199**. After brief discussion, the Board requested to see prior communication from owners. Action was postponed.
- Attorney Status Violations – a list of violations currently at the attorney was provided to the Board or their consideration to proceed with litigation.

Cost Deposit for three (3) properties was presented to the Board for their approval: **Lots 68; 233; 6-11**. After brief discussion, the Board postponed action.

Committee Reports

- **Landscape**
- **Communications** – brief update provided by Communications, Chair, Leah Emmanouilidis.
- **ARB** – Meetings scheduled for the 3rd Tuesday of the month. Meetings are noticed on the bulletin board and are held virtually through Zoom.
- **Flag Committee**

Unfinished Business

- **Discussion and Consideration of Pool Cabana Fan Installation with Timer**
 - Master Electric Estimate forwarded to the Board for review.
 - All State Lighting Estimate forwarded to the Board for review. Board to confirm color and style of fan.
- Vendors were not able to revise the specifications provided by Rick Asadoorian. Vendors will not be able to install a stock item from Lowe's or Home Depot.

Board will use Association credit card to purchase and install 70" fan. Board requested that electrician revise estimate again to include only installation of a timer.

- **Discussion and Consideration of Re-wiring at the Pool**

- Arinton Pools Estimate provided to the Board for review. Board approved Master Electric to complete the work. Repairs did not rectify the wire ground needed to avoid shorting the pool pump. Arinton Pools will not complete the work of the prior vendor. No further action. Tabled.

- **Discussion and Consideration of Pool Resurfacing:** Estimate was presented to the Board.

- Rick Asadoorian suggests an acid wash be done prior to considering a complete resurfacing.
- Vendor will not conduct acid wash to pool surface in the current condition. Resurfacing is needed.

Additional estimates will be obtained. Board will consider resurfacing in January - February 2023. Postponed.

- **Discussion and Consideration of Bathhouse and Cabana Painting:** Painting estimates were provided to the Board.

- Prestige Cleaning Group Estimate 1126
- Stephens and Co. Estimate 090017

A motion was made by Jim Grimes, to accept estimate 1126 and schedule painting for October or November 2022, to avoid inclement weather, Rick Asadoorian, second. Motion Passed.

- **Playgrounds Inspection Report** several deficiencies reported have been corrected. Additional deficiencies pending estimates.

- **Board Discussion Regarding Residential Roofing Material:** Rick Asadoorian suggests that roofing material options be considered by the ARB. Rick Asadoorian will work with the ARB Committee in obtaining roofing material for the Board's consideration.

Rick Asadoorian has provided the information to the ARB Committee for their review and consideration. Proposed changes will be presented to the Board. The declaration does not currently have roof material restrictions. Maria Gomez advised that proposed changes to the ARB Guidelines will require a 14-day advance notice of the meeting at which the changes will be adopted, to be mailed to the membership.

New Business

- **Board Re-Organization:** Andy Scygiel resigned effective June 23, 2022. Appointed Director will serve remainder of the 1-year term, until the next election.

A motion was made by Rick Asadoorian to appoint, Jeremy Hecht, to the vacant director position on the Board and to accept the officer positions, Jim Grimes, seconded. Motion passed.

Officer positions:

- President, Rick Asadoorian
- Vice President, James Grimes
- Secretary / Treasurer, Jeremy Hecht

Primary Contact: The Board agreed for, Jim Grimes, to serve as primary contact between Leland Management and Board of Directors.

- **Committee Re-Organization:** Leah Emmanouilidis presented the Board with a list of active committees and member roster for the Board's appointment consideration.

A motion was made Jim Grimes, to confirm the appointment of the committee members as presented, Rick Asadoorian, seconded. Motion passed.

Committee Appointment:

- **COMMUNICATIONS:**
Chair - Leah Emmanouilidis (current)
Members - John Snow (new) and Mandy Doherty (new)

- **FLAG:**
Leah Emmanouilidis (new)
Michael Schnepf (current)
John Snow (new)

- **ARB:**
Chair - Leah Emmanouilidis (current),
John Snow (new)
Michael Schnepf (current), Artie Zillas (current)

- **Insurance Requirements for Plumbing Preventative Maintenance:** The insurance carrier requires a Plumbing Preventative Maintenance Program be developed and implemented. The plumbing maintenance must include inspection, cleaning and testing plumbing drain lines and plumbing stacks on a scheduled basis to allow for early detection of blockages and prevent possible water damage. Board signature required. Maria Gomez will obtain proposal for program.

- **Consideration of Pressure Washing Project:** Community in need of pressure washing. Confirmation needed from the Board as to which vendor the work will be granted to. Previous vendor required additional oversight and missed areas. Previous vendor was acquired by a new company.

A motion was made by Rick Asadoorian, to accept the proposal from the new company, Waterwash Pros, in the amount of \$12,000, providing they submit proper insurance documentation, Jim Grimes, seconded. Motion passed.

- **Discussion and Consideration for the need to Amend and Revise Governing Documents and 2016 Recorded ARB Guidelines.**
 - **Basketball Hoops** – ARB Committee Chair, Leah Emmanouilidis, pointed out that the ARB Guidelines approved and adopted in 2016, contradict the Governing Documents created in 2010. After a brief discussion, the Board agreed to get an attorney opinion on the matter.

A motion was made by, Rick Asadoorian, to forward the request for an attorney opinion clarifying which document for basketball provision will supersede, Jim Grimes, seconded. Motion passed.

- **Discussion and Consideration to allow Private Party Reservations** – The Board agreed that owners may reserve common areas spaces for group gatherings, events, and parties. Management provided the Board with a draft reservation form. The Board will review and provide feedback.

A motion was made by, Rick Asadoorian, to forward the drafted reservation form to the Association’s attorney for review, Jim Grimes, seconded. Motion passed.

- **9225 Lake Mable Dr:** Received a complaint from 9210 Lake Mable Dr that 9225 is clearing into HOA Tract W-2. Maria Gomez assessed the area and responded to **Orange County Environmental Protection Division**. Homeowners on Lake Mabel Drive are submitting anonymous complaints. Orange County will notify Mabel Bridge of any needed action by USPS mail.

- **Pool Etiquette Sign Estimate:** After brief discussion, the Board will review the estimate and rendering of the proposed sign. The Board will also research other options to include tabletop signs affixed to the tables and pool umbrellas.

- **CPA Engagement Letter:** The Year End Financials are prepared by the Association’s CPA. The CPA requires the engagement letter to be signed annually prior to completing the task. The CPA Engagement Letter was presented to the Board for their signature.
- **Scheduling of Holiday Decoration Install:** Management presented the cost for the 2021 season (\$3,026) in anticipation of a small increase for the 2022 season. Maria Gomez will obtain updated proposal.

The Board agreed to continue using the same vendor for the 2022 holiday season. After brief discussion, the Board agreed to call for volunteers to include decorating additional spaces and pool area.

- **Budget and Annual Meeting:** Maria Gomez, will confirm September dates with Family Church – Lakeside and present cost to the Board.

Open Forum (3 Minutes per Owner):

Adjournment: 8:50 PM – unanimous.