

**MINUTES
FLORA PARK COMMUNITY ASSOCIATION
REGULAR SESSION MEETING
AUGUST 17, 2023**

Call to Order:

Upon establishing quorum, the regular session meeting of the Board of Directors was called to order at 4 p.m.

Board Members Present:

Janette Hoekman, Michael Carpenter, Michael McGarry, Dianna Sepulveda and Mary Chen

Prime Association Services:

Jerald Allen, CCAM

Executive Session: Prior to the regular session the board met in executive session to review proposals.

A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to approve of the June 15, 2023 board meeting minutes. Motion carried.

Treasurer Report: Mike McGarry reported the May /June 2023 financials. Also as of September 1, Prime Management has changed bank to Enterprise Bank & Trust, a larger bank. The Budget process will be completed at a Sept. meeting and HOA dues for 2024 will be determined at that time. **A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to accept the Financial Reports. Motion carried.**

Social Committee: Cheryl Price asked for Maui donation, box will be in front of Jerald's office and make check out to the Salvation Army. For the Sat. 8/19 Tropical Dinner event, please check Jerald's Friday agenda due to tropical storm coming. Next event will be the 5 yr. Anniversary Party on October 7. Cheryl & Sandy Chilleme went over the 2024 Social Committee Budget Proposal. Lunar New Year Celebration will be on the 2nd week in February 2024. Holiday Party is planned for Sunday, December 10, 2023 from 5-8 p.m.

Garden Committee: Laurie Post said there are eight workers on the committee. When the things in the garden are ready to be pick, there will be Sign on top of them. Now lots of lettuce & cucumbers are available. Re: budget request, the board will decide at the budget meeting.

Pickle Ball Committee: Kris Mar reported that their Social event is scheduled for Sept. 9 at 9 a.m. Budget requested will be reviewed at the next meeting.

Maintenance Committee: Jon Miasnik reported that the storm drain at Westmont is required to be cleaned out 2x /year. It was cleaned out in April and another required cleaning by Oct., will be done in Sept. Question was asked why we are obligated to clean it out. Jon answered, because it benefit us and we are obligated by the city to filter the water before discharge.

Landscape Committee: Jon Miasnik reported that they are working thru homeowners' requests for additional flowers in front of their houses. They are aware of mulch floating off and KC Landscape has proposed adding gravel. A homeowner pointed out on nightly walks, he sees overwatering on the west side. Jon is aware of that. Do alert Jerald.

Open Forum:

Resident asked for the board to consider pavers for the benches. Board is considering concrete over pavers. But asked Management to get bid for another new material.

Resident asked for the board to consider a lower price of \$50 for private party rental at the clubhouse. The Board reminded residents before changes were made in the past, the community had been allowed 28 days to make comments.

Community Contact List Discussion: Diane Ortega proposed using general Password to protect our information. The website is secure, homeowners contact list has been removed. Diane suggested the document page on the website can be password protected.

Management Report:

There are two correspondence of which one is re: gym equipment proposal and is Unsigned, so the board is unable to entertain.

The second correspondence is re: covering our Utility Boxes with Vinyl Wrap approved by the utility co. The wrap is \$60 for material plus need add labor. Board is interested in testing a box and to discuss in Oct. Management is tasked to check out the pricing & run it by Edison Co.

Action List: Management reported acid wash of pool will be scheduled between Nov. to March.

Violation Notices: Management reported that violations are mostly trash bins left outside of fences. Management asked when renting clubhouse, to Not prop gates open. Gates are keyed at that time to open for guests. Close all doors after the event.

Old Business:

Pavers repair is tabled till Oct.

New Business:

KC Landscape: The board has approved coring to improve drainage off four landscaped areas of the proposed homes and approved to put gravel behind the pickle ball court area. The costs for the four landscaped areas in front of the homes are: \$5,640. And cost for the pickle ball area is: \$1,840.

Concrete Pour for the Installed Benches: Management to look into another product for the board.

Wetland Maintenance, Storm Drain Cleaning & Basin Inspection Proposals: The board has approved of storm drain cleaning by Downstream for \$4,316.04 for the wetlands, \$2,435 for the 30 drains and \$250 for the inspection.

Vendor Contracts Review: Board to complete after the regular session meeting.

Control 4 Upgrade Proposal: Speaker will be able to pick up Bluetooth.

Open Forum:

Resident on maintenance committee pointed out that the transformers mentioned above belongs to the So. CA Edison. Resident who proposed the vinyl wrap above said he recommends covering not all utility boxes, but the ones on Flora Park Way that are eye sores. And that he has already called Edison to check.

Resident brought up issue of fire danger for Model 4 dryer vents. Suggested annual cleaning for @\$149. This is a homeowner's issue, not a HOA issue.

Next regular board meeting is scheduled for Oct. 19.
Board will have Budget meeting on Sept. 21.

Adjournment: The meeting was adjourned by Director Janette Hoekman at 5 p.m.

Prepared by:



Mary Chen
Board Secretary

Date: 10/19/2023