

**FLORA PARK COMMUNITY ASSOCIATION
REGULAR SESSION MEETING
THURSDAY, OCTOBER 19, 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 the vendors' proposals.

Approval of Minutes:

A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to approve of the August 17th, September 21st and October 4 Emergency Board Meeting Minutes. Motion carried.

Treasurer Report:

Mike McGarry reported on the financial report month ending in July 25, 2023. Reserves total is \$780,411. We are over \$57,000 better than budget due to major variances such as KC Landscape being behind in billing us.

A motion was made by Mike McGarry and seconded by Mike Carpenter to to accept the Financial Reports. Motion carried.

A motion was made by Mike McGarry and seconded by Mike Carpenter to transfer up to \$75,000 from our bank account to Morgan Stanley reserve investment account. Motion carried.

Social Committee: Cheryl Price and Sandy Chilleme made several announcements. Pet Parade is on Oct. 28. Veterans Day Presentation will be on Nov. 11 at 10 a.m. Kathy Rutt will set up the display in honor of our veterans. Donuts and coffee will be served.

Holiday Party will be on Dec. 10 at 5 p.m. It will be a full dinner with live music. Tickets sale will be on Nov. 18.

Garden Committee: No report

Pickle Ball Committee: Gary Fong said that the 2nd Tournament will be this Sat. Oct. 21 at 8 a.m.

Maintenance Committee: No report

Landscape Committee: Liz Breslauer will be sending out guidelines for homeowners who wish to add Christmas lights and decorations in front of their homes. Anything placed in front

of your home must be free standing (no stakes), and not place on plant material. Board discussed, no inflatables decorations. Decorations and lights must be removed 14 days after New Year's.

Open Forum and Correspondences:

A homeowner asked the board to reconsider Pool Guidelines. He proposed: holidays to be treated like weekends, to expand guests hours to 12 - 5 p.m and number of guests from 4 to 6.

Janette Hoekman answered two questions from homeowners at the August meeting. First question: A homeowner had asked to investigate other option of property management company. An Ad Hoc Committee will be formed with Jim Breslauer as the chair and Mike Carpenter, Dianna Sepulveda and Alan Steel as the members.

A Second question from a homeowner re: water faucet on Enterprise, Janette Hoekman said there are lots of reasons why that wouldn't work. Problems include: homeless looking for water, trash left behind, vandalism, City of Cypress has water restrictions — they regulate what we can not do with run off water, and our Water Quality Management Plan — soap and break dust from car wash are considered pollutants. City could fine us.

A homeowner asked if we have any long-term pool energy saving plan. Board director answered we have no plan at this time.

A homeowner asked what does Prime Association do for us and how much does it cost. Treasurer answered that the cost is \$15,000 /month which comes out to \$162,000 /year which includes a person on site and back office doing financial reports, paying bills, mailings and etc.

A homeowner who had previous experience living in HOA and was in leadership said: No one is happy with the HOA management company, people switch and switch, and to be careful to expect the magical company. Another homeowner added why we are looking if we are happy with what we have. Another homeowner said if it's not broke, why fix it.

Management Report:

Jerald Allen said that our Annual Meeting will be in March. Next month the Candidate Declaration form will be out. We have two positions to fill. Voting will be Non-cumulative this year. The Budget Package will be out end of Nov. with \$319 HOA fee for next year. The handbook will be coming out. Age verification will be in 2024.

Re: Maintenance Log, the jacuzzi breaker will be repaired tomorrow. The pedestrian gate is not working, will be repaired tomorrow also.

OLD BUSINESS:

Paver Repairs Proposal for up to 31 Pavers: A motion was made by Dianna Sepulveda and seconded by Mike McGarry to proceed with the pavers repair with ProTec not to exceed \$7,980. Motion carried.

Concrete Pour for Benches Installed: We have three proposals from KC Landscape for \$1,200, Pro Tech for \$2,800, and Murrish Maintenance for \$2,958.61. **A motion was made by Mary Chen and seconded by Mike Carpenter to have KC Landscape do the concrete pour for \$1,200. Motion carried.**

Cameras Proposal: On April 20th the Board approved Andtech proposal for \$8,495 to install 3 cameras at the Pool, Billiard Room and Bocce Ball Courts. However, Andtech found that

installing camera in the billiard room will be more work than anticipated, saying the cost would be \$15,195. The board discussed and asked Jerald to proceed with the installation of two cameras in the Pool and Bocce Ball Courts at a cost not to exceed \$8,495.

Utility Box Covers: A homeowner had proposed that we look into covering our transformer boxes with decorative covers. Etsy sells the cover for \$60 plus it will require installation. Board discussed and decided to try one out, the one in front of the clubhouse. Jerald was directed to choose one design and proceed with one cover installation.

Commercial Property Billing to Modular Wetland: We need to submit billing proposal to Westmont before Nov. 2023. **A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to proceed with /submit bid to Westmont. Motion carried.**

NEW BUSINESS:

Inspector of Electors Approval: Four residents have turned in their request for Inspectors of Election: Carol Brody, Jacqueline Brochner, Janice Hextell and Rick Wilson. **A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to accept these four residents as our Inspectors of Election. Motion carried.** Jerald to let these four residents know of the approval.

Patio Shoppers: Patio Shoppers has submitted a proposal to replace 3 torn umbrellas and a broken umbrella base for \$2,863.74. The funds will come out of the reserve for outdoor furniture. **A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to accept Patio Shoppers' bid. Motion carried.**

Mid City Proposal to install Water Leak Detectors in the Pool Room: Mid City submitted a proposal to install leak detector system inside the pool room and a warning light on the outside to alert when there's a leak. **A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to move forward with the installation of the water leak detectors.**

Election Policy Change following 28-day Comment Period: **A motion was made by Mary Chen and seconded by Mike Carpenter to remove write in and floor nomination on the ballot to conform with Davis-Stirling guidelines for HOA. Motion carried.**

Ad Hoc Committee: **A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to form an Ad Hoc Committee for property management company search. Motion carried 4:1.**

Open Forum:

A homeowner pointed out that 3 hours of the pool open to guests is plenty. The community pool is meant to be our seniors' pool. Homeowners who bought into our community are aware of the guidelines at the time of purchase.

Jon Miasnik said we have two governing documents for cost share with our neighbor Westmont. We are in discussion with attorney which document supersedes the other one.

A homeowner asked about election by Acclamation. Board director answered that it is hard to do election by acclamation, because of the new rule with a difficult timetable to follow for balloting.

Next board meeting is tentatively scheduled for Thurs. Dec. 21 at 4 p.m.

The meeting was adjourned by Director Janette Hoekman at 5:07 p.m.

Prepared by:



Mary Chen, Board Secretary

Date: 1/18/2024