

MINUTES
FLORA PARK COMMUNITY ASSOCIATION
REGULAR SESSION MEETING
JUNE 15, 2023

Call to Order:

Upon establishing quorum, the regular session meeting of the Board of Directors was called to order at 4:00p.m.

Board Members Present:

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

Prime Association Services:

Jerald Allen, CCAM

Executive Session: The Board met in Executive Session prior to the Regular Session to discuss Third Party Vendor Contracts and delinquency report.

Financial Report:

Director Mike McGarry gave a financial report for the March and April 2023 financial. **A motion was made by Director Michael McGarry to accept the Financial Reports of March and April 2023 as submitted, seconded by Director Mike Carpenter. Motion carried.**

Social Committee: Cheryl reported that tickets for the upcoming BBQ will go on sale Saturday at 9:00 a.m. on The Gathering Patio. Kathy stated that the committee is planning a special Veterans Day display for those who served in the Military. Kathy is requesting photos for those residents who have served.

Maintenance Committee: No Report

Gardening Committee: No Report

Pickleball Committee: No Report

Landscape Committee: Proposals discussed in executive session.

Financial Committee Request: Mike McGarry spoke with Ron Glassman and stated that what is needed is someone to write procedural and compliance for the Financial and not a Finance Committee.

Open Forum and Correspondence:

Resident asked a question regarding the Bank that is used for the HOA and if the HOA funds are safe. Resident asked if street sweeping will be continuing.

Resident asked if the HOA funds are safe: Our treasurer had previously diversified the accounts to stay well below the FDIC federally insured limit of \$250,00 at one bank.

Management clarified the street sweeping will occur quarterly on Flora Park Way.

Resident asked about responsibility of the wooden gates on the side of homes leading to the backyards. The answer can be found in the CC&Rs section 2.1 page 23.

Management Report:

Management provided an action list, site walk from June 2nd, maintenance report for repairs and ongoing issues, violation notices, updates on the chair refurbishing and camera proposal.

New Business:

Asphalt Engineer: Management discussed with the Board about having an Asphalt Engineer come to the community and give a life expectancy for the asphalt throughout the community. The report would be more accurate for the reserve study. The Board agreed.

Concrete Trip Hazard Repairs: Tabled

Wooden Fence Responsibility between the Homes. Director Janette provided the Board with the statement from the CC&Rs stating the responsibility is on the homeowners.

Dwelling Live: Director Janette reported that there is a flash drive that has information for the residents' homes and will have an information class and put the information on the website.

Reserve Study: In the executive session the Board approved California Builders to perform this year's reserve study.

Landscape Easement/Westmont: KC Landscape to submit a proposal to maintain the entire strip of landscape against the adjoining wall on the Westmont side. The HOA is responsible for the wetlands adjacent to the storm drain pumps A B and C on the Westmont side of the parking lot.

Pool Noodle Bin: Management has advised the Board that the bin that stores the pool noodles is broken and wanted to know if another bin should be ordered or discard the broken bin without replacement. The asked management to order and better quality bin.

Installed Bench Ground Setting: Management provided a proposal from KC Landscape to replace the DG Granite with cement. The Board ask Management to request a proposal to install pavers.

Control 4 System and Cameras: Management informed the Board of the meeting with AndTech on Wednesday June 15th. Andy from AndTech stated that the C4 System in The Gathering was a good system and does not recommend replacing it. Andy recommended another option for the camera installation that would be more efficient in the locations on the original proposal. After explaining Andy's recommendation, the Board agreed. Management will contact AndTech and request a revised proposal.

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Adjournment:

There being no other business, the meeting was adjourned by Director Janette Hoekman at 4:55 p.m.

Prepared by:

Jerald Allen, CCAM
Prime Association Services

MINUTES ARE APPROVED:

As Submitted

As Amended

Board Member Signature

Date