

**FLORA PARK COMMUNITY ASSOCIATION
DRAFT REGULAR SESSION MEETING
THURSDAY, JANUARY 18, 2024**

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.

Treasurer Report:

Mike McGarry reported that Prime is late on the financial reports, because they changed banks. See Attached Treasurer's Report. As of Dec. 2023 we have \$229,500 in Operating Cash and \$870,400 in Reserves — our Cash is good. As of Sept. 2023, we are better than budget. Variances include lower gas cost & Timing include K.C. Landscape being behind in billing us.

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

Approval of Minutes:

A motion was made by Dianna Sepulveda and seconded by Mike Carpenter to approve the October 19, 2023 board meeting minutes. Motion carried.

Appointment of Committee Chair:

Social Committee: Cheryl Price will be stepping down as chair. In April the board will appoint the next social chair.

Garden Committee:

A motion was made by Mary Chen and seconded by Mike Carpenter to appoint Terri Allen as the sole chair for the Garden Committee. Motion carried.

Pickle Ball Committee: Sue Duits reported that we are still getting quotes for painting / resurfacing of the court. Her email address is: sueduits@gmail.com.

A motion was made by Dianna Sepulveda and seconded by Mike McGarry to have Gary Fong and Sue Duits continue to chair the Pickle Ball Committee. Motion carried.

Maintenance Committee:

Jerald Allen reported on the maintenance meeting from last Tues. The pool will be acid washed and descaled next week. The fireplace, fire pits, fire extinguishers' maintenance have all been done. Jerald will post our Flora Park 2024 Annual Calendar which has our community maintenance schedule.

A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to have Deanne Grasmeyer continue as the Maintenance Committee Chair. Motion carried.

Landscape Committee:

A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to have Liz Breslauer continue as the Landscape Committee Chair. Motion carried

Open Correspondence:

A homeowner proposed 3 changes for Guest Access to the community pool:

1. The four federal and state holidays from Memorial Day through Labor Day be treated as weekend days with full access for guests.
2. Except for member Mondays, weekday guest hours should be expanded by 2 hours – noon to 5 p.m.
3. Owners should be allowed to bring 6 guests.

Each of the board member expressed their opinion re: each of the items above and then each proposal was voted.

A motion was made by Mike McGarry and seconded by Mike Carpenter for treating holidays as weekend days. Motion was denied 2:3.

A motion was made by Mike Carpenter to extend guest hours. No second was made. No motion was made to increase the number of guests.

Open Forum:

Jerald was asked to remind homeowners of the Speed Limit and to Pick up after their Dogs.

Management Report:

Voting this year will be one vote per candidate. Two homeowners are running for the two available positions. Our Annual Meeting will be on March 21 at 4 p.m. Our next board meeting will be on April 18.

Management informs the board that there are 5 rental units and 5 full-time live in caretakers that he is aware of.

Old Business:

Our previous attorney Dennis Burke has not responded to Jerald's emails and calls since October. The board will ask the new attorney to do a Matrix of Owners' vs. HOA responsibilities. The board reviewed four contracts from four different law firms that specializes in HOA laws. We will be signing contract with no retainer.

A motion was made by Mary Chen and seconded by Dianna Sepulveda to use Perry Law Firm as our HOA Counsel. Motion carried.

New Business:

Proposed 2023 Audit: We have used Newman CPA in the past and happy with their work.

A motion was made by Mike McGarry and seconded by Mike Carpenter to use Newman CPA to complete the 2023 audit. Motion carried.

Reserve Study Component Funding Summary: It is a summary of which things /work are due for this year.

Painting Project:

Management provided the Board with three painting proposals for the interior of the clubhouse: Elite Painting for \$19,700.00, Pilot Painting for \$41,950.00 and DL Bone & Sons for \$25,480.00.

A motion was made by Mike Carpenter and seconded by Dianna Sepulveda to get a revised bid from Elite Painting to do only what is needed. Motion carried.

Estoppel Agreement: Westmont owes us money, so board will not sign at this time.

Control 4 Upgrade:

A motion was made by Mike Carpenter and seconded by Mike McGarry to table the upgrade till April. Motion carried.

Pool Acid Wash and Descaling Proposal: Cost \$7,225.00

A motion was made by Mike Carpenter and seconded by Mike McGarry to accept Alan Smith Pool's proposal.

Pickle Ball Resurfacing:

A motion was made by Mike Carpenter and seconded by Mike McGarry to table the resurfacing till April. Motion carried.

KC Landscape Proposal: Cost \$1,960.00

A motion was made by Mike Carpenter and seconded by Mike McGarry to go ahead to put the landscape rocks. Motion carried.

Open Forum:

A homeowner said it is not acceptable for Prime not to provide monthly financial report and to be a quarter late. Treasurer said Ad Hoc Committee will be meeting with President of Prime on Monday. Homeowner asked why we did not do voting by acclamation and save the community money. Board director answered that the legislation has just changed.

A homeowner asked about Flora Park community Insurance — see p. 12 of our gold community guidelines. We have a \$10,000 deductible.

A homeowner asked the board to consider age limit for the billiard room. She pointed out that alcohol is not served in that room. Jerald is asked to put it on the April agenda.

Board member reported on the progress of the Ad Hoc Committee that is doing Property Management Companies search. The four committee members are: Jim Breslauer (chair), Dianna Sepulveda, Mike Carpenter and Alan Steel. They have gathered information from six companies so far. It is a lengthy process.

Adjournment:

Meeting was adjourned by Director Janette Hoekman at 5:15 p.m.

Prepared by:

Mary Chen
Board Secretary

Date: _____