

FRANCISCAN PARK II Homeowners Association

Board of Directors Meeting Minutes

September 15th, 2015

Board Members: Colin Cole – President, Thea Simmons – Treasurer,
Anthony Cruz – Secretary, Johnny Santiago – Director.

Board Members Present: Colin Cole – President, Anthony Cruz – Secretary,
Thea Simmons – Treasurer.

SEI Management Co, Inc.: Sheldon Lazar
Janice Eisenberg – Vice President.

Homeowners Present: Bernice Harrington, Patty September, Teresa Condo.

Meeting was called to order 6:35 PM pool side.

CALL TO ORDER

- August meeting minutes have been approved by board.
- Replacement director needed for Daniel Lim's position.

HOMEOWNER ISSUES

- Sprinkler system is over spraying onto the sidewalks. Request to be made to Tajo to review all sprinklers and adjust as needed.
- Back packs were placed into utility cabinets off the walk-way of 20139-1. They have been removed with no action taken.
- One of the pool umbrellas need to be fixed. The string broke which opens it up. Colin checked this out on 9/16. The crank system is not repairable due to broken plastic parts.
- Suggestion was made to research putting in a gazebo for next year. Examples will be brought to the board in the upcoming meetings.
- Illegal parking during middle school pick-up in the 20111 alley. Anthony checked with the Police, parking enforcement, and the Department of Transportation about the towing of cars. They are going to send more parking enforcement but they feel it will be a long shot since it is private property and people are in the vehicles and an just move.

BUILDING ISSUES

- Electrical problem with walkway light sensors for 20111 and 20135. Sensors were replaced by Tommy from Fairway Electric.
- Concrete and Paver Repairs - 360 Contractors Group has completed all the concrete re-work. Concrete was already below the pavers so that work was not needed. We may need to clear the line if the water is not draining to the street properly.
- Termite repair 20135-4 - The board approved 360 Construction to complete repair of this home. LB will prepare a contract with scheduled payments to 360.
- Board needs to review the termite reports and possibly action them. However, treating for wood and subterranean termites might precede this superficial work.

NEW BUSINESS

- Tree Trimming - Patio trees to be inspected and trimmed at owner's expense if the trees are touching house or garage roofs. Tajo to trim the complex trees in the fall and clean gutters. Quote provided and is being reviewed by Board.
- Covenants, Conditions & Restrictions (CC&Rs) need to be updated. LB recommending an attorney Karen Jacobs to do this work. Her bid is being reviewed by the board.
- New Fumigation and Subterranean Termite quotes are required. These quotes will be requiring an ongoing maintenance contract, subterranean and wood termite treatment. David has requested quotes from Dewey, Terminix, and Payne. Two have been received. One more on the way.

OLD BUSINESS

- Parking - Towing for all offenders. David to get Anthony on the authorized list
- New gutters for 20111-06 – 360 to provide quote.
- Gates/Repaving - HOA needs information on easements with our northern neighbors FP I. Gates are on the agenda for consideration. Anthony to request this from Marco from 360.
- Lights in Guest Parking - 360 Contractors Group has provided a quote on getting better lighting in the guest parking near the security door. Board is reviewing.

FINANCE REPORT

- Operating and Reserve Account Balances Union Bank as of Aug 31st, 2015 was \$132,985.19.
- All the financial transaction information was not available at the time of the September board meeting due to migration from SEI to LB.
- LB will submit a 2016 budget for the board to review in the October meeting.

NEXT MEETING

- Tuesday October 20th, 2015 at 6:30PM PT poolside.
- Meeting Adjourned @ 8:14 PM PT

Anthony Cruz

October 3rd, 2015