

# HIALEAH ESTATES PROPERTY OWNERS

5256 S. MISSION ROAD, 703-016 | BONSALL, CA 92003 | WWW.HIALEAHESTATES.ORG

SUBJECT: Minutes of Quarterly Open Board of Director's Meeting

LOCATION: Greg Stearns' Residence

DATE: September 17, 2016

TIME: 8:00 AM

1. CALL TO ORDER: Greg Stearns called the meeting to order at 8:00 AM.
2. APPROVAL OF MINUTES FROM LAST MEETING: There are no minutes from the last meeting as the previous board did not provide the minutes to the new board.
3. REPORTS
  - 3.1 President's Report: Greg Stearns welcomed the members to the first quarterly meeting under the new board. Greg also stated that he can be contacted at (760) 533-2110 and/or email at [gstearns@ttp-us.com](mailto:gstearns@ttp-us.com). Over the last few months the new board has been catching up with current issues and actions. Greg stated that since being elected the focus has been on becoming aware of all of the current business and catching up with open issues and action items. The board is chartered with putting the best interests of HEPOA with a strong emphasis on fiscal responsibility.
  - 3.2 Treasurer's Report: Mike Collier presented the treasurer's report. Mike briefly reviewed the balance sheet and mentioned that two homeowners still owe annual dues. Taxes were also discussed and it was clarified that the HEPOA is not required to pay taxes because revenue is below the revenue threshold. However, HEPOA still must file return every year and now the board has taken the necessary actions to bring HEPOA current.
  - 3.3 Secretary's Report: The HEPOA Board is committed to going green as well as streamlining the administrative process. This means the board will focus on minimizing the amount of documents that are mailed and instead utilize email. Please feel free to contact the HEPOA board with updated email and contact information in support of this endeavor. The HEPOA board will also use a cloud based archive to store documents going forward. This will enable all docs to be in one location and improve the transition when board members change in the future. Specifically, the plan is to use Google Docs. Mike also reported that HEPOA is again using a PO BOX at the Bonsall shopping center.
4. OLD BUSINESS
  - 4.1 Resignations: Resignations of Terri Guess and Larry Barr as of June 25, 2016.
  - 4.2 Rich Zales' term on the board ended as of June 25, 2016.
5. NEW BUSINESS

- 5.1 Premier Community: The board made a motion to terminate the agreement with Premier Community Services with the overall goal to reduce annual costs and become a self-managed HOA. The motion was approved and the agreement will expire on Oct 16, 2016.
  - 5.2 HEPOA is continuing to use the PO BOX in Bonsall.. The address is 5256 South Mission Road #703-016, Bonsall, CA 92003.
  - 5.3 HEPOA established a new bank account with Pacific Western Bank.
  - 5.4 HEPOA will continue to engage homeowners to make all late payments.
  - 5.5 The board stated that most communication in the future will be using email.
  - 5.6 The board mentioned that the HEPOA policy statement needs to be updated to reflect the new by laws. This will take place over the next quarter and the updated policy statement will be sent to all homeowners.
  - 5.7 The board mentioned that the board is finalizing the reserve study report and will provide to all members once the report is complete.
  - 5.8 New HEPOA Homeowners: The board mentioned that there are 3 new members to the community. The Leto family that lives at 6686 Via De La Reina, the Cannon family that lives at 30329 Calle La Reina, and the Erichson family that lives at 30710 Via Maria Elena.
6. OPEN FORUM:
    - 6.1 Blue Reflectors: It was brought to the board's attention that there are missing blue reflectors at 1.) Calle La Reina Cul De Sac; and 2.) Via De La Reina. Jim Skelton volunteered to check all the required blue reflectors in the community and to help coordinate the replacement of the reflectors by the Medina Paving Company.
7. NEXT MEETING: December 2016 (date TBD)
  8. ADJOURNMENT: Meeting was adjourned at 8:50 AM.