

**The Estuary Homeowners Association, Inc.**  
**Meeting of the Board of Directors**  
**December 16, 2013 at 6:00 p.m.**

**Comment and Discussion by Owners**

Owners in attendance had an opportunity to make comments, ask questions, etc. concerning the agenda items. Additional comments were taken at the end of the meeting.

**Call to Order**

Meeting was called to order at 6:00 p.m. by Betty Valenti, President.

**Proof of Quorum**

Present – Directors Soldano and Valenti.

Absent – Director Firebaugh.

**Proof of Notice**

Notice was sent to all owners of record at least 14 days in advance of the meeting. The notice contained a statement that the Board would adopt a budget and set the assessment rate for 2014. A sign board was also placed on the property on December 9, 2013.

**Approval of Minutes**

**Motion (Soldano) Second (Valenti) to approve the minutes of the Board meeting held on December 10, 2012 as presented. Motion Carried by Unanimous Consent.**

**Reports – Manager, Officers, Committees**

Manager reported on the transition of records, review of accounts, compliance ride process and start-up pictures for reference points.

The President reported that there had been a change in the management company vendor. The Board would also be reviewing the remaining contracts in the spring. The original thought was to place the street lights in a street light district but this was turned down by the County. The major issue was the upgraded decorative lights. The paperwork will be resubmitted after the first of the year and if it is accepted into the tax roll it will be reflected in the 2015 budget. Re: the traffic light at the entrance to the community – both the developer and the school were in permitting at the same time. The post location was erroneously shown in the turn lane for the school. It is back in permitting and the light is expected to be functional at the end of January to early February. She also reported that the playground area was examined because of the soggy soil. The surveyor reshot the grade and discovered that areas need to be regraded. This will be done in the next several weeks and the mulch pathway down the middle will be removed and sod installed.

Clarification to a question - the palm trees on the main street are part of the H.O.A. even though they are located on individual owners' property.

**Unfinished Business**

**New Business**

1. **Motion (Soldano) Second (Valenti) to ratify the written consents since the last meeting. These include the hiring of a new management company, granting access over common property to an owner and granting a variance to allow a 6' fence on a pond site as this only affects the owner involved. Motion Carried by Unanimous Consent.**

2. **Motion (Soldano) Second (Valenti) to adopt the attached budget and set the 2014 assessment rate at \$136 per quarter due on the 1<sup>st</sup> of each quarter and considered delinquent if not received by the 10<sup>th</sup>. Due to the timing of the meeting, the January 1, 2014 payment will not be due until February 1, 2014. Motion Carried by Unanimous Consent.**
3. **Motion (Soldano) Second (Valenti) to approve Resolution 2013-1 establishing architectural processing fees. Motion Carried by Unanimous Consent.**
4. **Motion (Soldano) Second (Valenti) to approve Resolution 2013-2 Records Inspection Policy. Motion Carried by Unanimous Consent.**
5. **Architectural Appeal – Alvarez (fence) 4 lots next to them have large slopes and the thought was that these owners could not install a fence on the property line. President and Manager met with landscaper onsite and he can still access common area if they install on property line but they (Landscape Company) will not edge up to the fence. Motion (Soldano) Second (Valenti) to grant a variance to install the fence in the drainage area subject to the conditions that they maintain the 1 foot or so area behind the fence, they install the fence in a manner that it can be readily removed in the event that access to the drainage area is needed and that the cost to remove/reinstall the fence for this access shall be the owner's responsibility. Motion Carried by Unanimous Consent.**

#### **Adjournment**

There being no further business to properly come before this meeting, it was adjourned at 6:59 p.m. by **MOTION: (Soldano), Second (Valenti). Motion Carried by Unanimous Consent.**

Respectfully submitted,

Pam Washburn, Manager