

**MINUTES  
GENERAL SESSION  
BRISA DEL MAR COMMUNITY ASSOCIATION  
A California Nonprofit Corporation**

**JANUARY 31, 2022**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors for the Brisa del Mar Community Association was held on Monday, January 31, 2022 via Zoom teleconference.

**ATTENDANCE**

**Directors Present**

President, Larry Thomas  
Vice President, Chaz Ramsden  
Treasurer, Bill Hoy  
Secretary, Sanjay Shirke

**Others Present**

Pamela Bell, Dana Pacific Management Services  
Linda Miller, Dana Pacific Management Services

**CALL TO ORDER**

A quorum was present, and Board President Larry Thomas called the General Session to order at 9:47 AM.

**EXECUTIVE SESSION**

In accordance with State Statute, notice is hereby provided of an Executive Session Meeting of the Board of Directors held on 1-31-22 to review complaints of violations of community rules, approve prior the 11-15-21 Executive Session meeting minutes, approve the contract with Pacific Sweeping and denied the contract for website hosting with Mediablend, and review the aging report.

**HOMEOWNERS FORUM** – No items discussed

**APPROVAL OF MINUTES**

***Be it resolved,*** upon motion duly made and seconded, to approve the November 15, 2021 Board Meeting Minutes as presented. All approved. Motion carried.

**FINANCIAL REPORT**

***Be it resolved,*** upon motion duly made and seconded, to accept the November 2021 financial statements as presented by Dana Pacific Management Services, subject to audit. All approved. Motion carried.

***Be it resolved,*** upon motion duly made and seconded, to accept the December 2021 financial statements as presented by Dana Pacific Management Services, subject to audit. All approved. Motion carried.

***Be it resolved,*** upon motion duly made and seconded, to reallocate reserves to match approved reserve study by moving \$1,626.44 from account #3300. All approved. Motion carried.

***Be it resolved,*** upon motion duly made and seconded, to approve transfers in excess of \$10,000. All approved. Motion carried.

**Be it resolved**, upon motion duly made and seconded, to continue paying utilities bills via ACH. All approved. Motion carried.

### **COMMITTEE REPORTS**

#### **Landscape/Facilities/Maintenance Committees**

The Board reviewed the Landscape Report for December 2021 as submitted by The Soto Company.

**Be it resolved**, upon motion duly made and seconded, to approve estimate #4901 from The Soto Company to remove the leaning Queen Palm next to 1201 Via Visalia, at a cost of \$450.00. All approved. Motion carried.

**Be it resolved**, upon motion duly made and seconded, to approve estimate #1262 from Seabreeze Patio Furniture to repair pool furniture at a cost of \$2,809.88. All approved. Motion carried.

The Board reviewed the information provided by Clearwater Pools regarding various add-on options available during the upcoming replastering project to be completed by Alan Smith Pool Plastering.

**Be it resolved**, upon motion duly made and seconded, to approve the proposal submitted by Alan Smith Pools to replaster the pool and spa at a cost of \$16,538 and the following additional Options, once Sanja checks with the pool contractor and Ken Bartels

13. Add Microglass with White Quartz finish and Plaster Matrix: \$5,305
15. Install approx.. 205 ft of new mastic around pool and spa perimeter: \$1,640
17. 4 containers of stain inhibitor & Initial Water Treatment: \$1,620.

Management was requested to inform Alan Smith Pools that the replastering project must be completed by 3/30/22 or the project will need to be posted until October or November. All approved. Motion carried.

### **OTHER BUSINESS**

#### **Proposal ~ Inspector of Election**

**Be it resolved**, upon motion duly made and seconded, to accept the proposal dated 1/10/2022 from The HOA Election Guys for election services at a cost of \$764.45. All approved. Motion carried.

**Be it resolved**, upon motion duly made and seconded, to deny the proposal dated 1/12/2022 from The Ballot Box for election services at a cost of \$907.50. All approved. Motion carried.

#### **Appointment to Fill Board Vacancy**

The Board reviewed the candidate statements from Reiner Nusbaum and Tyler Fewins. Chaz Ramsden informed the Board that Reiner sent him a text message stating that he was no longer interested in filling the Board vacancy. **Be it resolved**, upon motion duly made and seconded, to appoint Tyler Fewins to fill the vacant Board position as Member At Large. Until the upcoming election. All approved. Motion carried.

### **INFORMATIONAL ITEMS**

The Board reviewed the Architectural Log, Work Orders and Community Map.

As there was no further business to be discussed in General Session, the meeting was adjourned at 10:29 AM.

ATTEST: \_\_\_\_\_



DATE: \_\_\_\_\_

2/28/22