

San Vicente Homeowners Board Meeting Minutes
Monthly membership meeting
July 13, 2023

www.svmha.com

email: svmha.340oldmill@yahoo.com

Bob called the Meeting to order at 5:30

Officers Present: Bob Mann, Tony Jimenez, Cheryl Mrachek

Board Members Present: Lilith Imbrogno, Dick Mires, Christian Bonillo

Board Members Absent: Carolyn Howe, Ellen Duke, Ana Latorre

The minutes from the June 8th meeting, motion to approve by Tony, seconded by Lilith and approved by the board.

Guests: 16 residents were in attendance

Treasurers Report: Over 145 residents have paid their 2023 dues.

	As of:	June 30, 2023
Checking Balance		\$3,829.26
Income		\$ 0
Expenses:		\$0
 Balance:		 \$3,829.26
 Legal Defense Money Market		 \$7,571.88
Interest		\$0.93
 Money Market:		 \$7,572.81
 CD:		 \$12,544.13

Social Committee Report: July 22nd is a Rib Dinner. \$20 for residents, \$22 for Guests. August 19th is a Luau dinner.

DPG Report: No Report. Searching for a new coordinator. Be aware. Fire season is here. Decide as to what you will take if a mandatory evacuation is ordered.

GSMOL Report: No report

Business discussed:

FYI. When receiving any emails that want you to open an attachment/picture, be very careful to check not only the name, but email address. Scammers are always at work.

Four board members met with management today at 10:00:

The items below were discussed.

Security lighting in the RV area. One light on the east side is not working. Management will observe at night and determine if extra lighting is needed.

Management is in the process of purchasing some acoustic dampening panels for the dining room. In final preparation. 48 panels were purchased for the entire facility. Completion date is by the end of August. The cost of this project is \$13,000.00.

AED has been purchased and installed in the clubhouse. The familiarity class and CPR went well on Monday the 10th and management has purchased extra batteries and a replacement set of pads for the Defibrillator.

The June 15-17 tree work on Cathedral Oaks has been delayed. Working on the tree projects inside the park had taken priority.

The Sport Court will possibly be open by July 31st. There was more damage to the surface, so a complete resurface and striping is taking place.

Management has ordered four additional Chaise Lounges for the pool area from Costco and should be here soon.

The Entire Clubhouse will be closed from August 11-14 for tenting and termite mitigation.

Other items discussed: Residents in attendance:

A resident had a question on the possible construction of two new home spaces (#271 and #272). The board explained that the new construction would reduce the current pass-thru that is divided by the current 270 units to the future 272 units. His question entailed that St. Vincent's has the possibility of a one-time income of between one to one and a half million dollars for the sale after placing two new homes on site. Then roughly \$1000.00 per month in rent per unit in perpetuity. With this windfall, could St. Vincent's, a nonprofit entity, eliminate at least one of the pass-thrus for all 270 homeowners? The land used for the new home sites is on the footprint of the water plant construction area.

Four residents in attendance have expressed concern over a certain home who has broken numerous rules. Examples are: Many more people living on the home site, under 55 years old, one living in a storage shed, all against rules signed by owner before moving in. The board explained that management is looking into the problem but would not explain further because of the issue of privacy. Many residents have sent emails and called the office on numerous occasions. The board advised to

always send emails, as they are date and time stamped. Advised the residents who email management to also send a copy to the HOA.

It appears that the issue regarding guest hours at the pool has been reduced. Management is walking the area during the day.

No homeless individuals have been spotted in our park lately. A resident has noticed individuals possibly living across Cathedral Oaks in the trees owned by St. Vincent's.

The edging on the steps going up to the backside of the clubhouse need to be repainted. Possibly with reflective paint to eliminate a trip hazard.

Next HOA meeting is on August 10, 2023 at 5:30.

Adjournment: motion to adjourn by Tony, seconded by Christian at 6:45