

San Vicente Homeowners Board Meeting Minutes
Monthly membership meeting
October 11, 2023

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Bob called the Meeting to order at 5:30

Officers Present: Bob Mann, Cheryl Mrachek

Board Members Present: Lilith Imbrogno, Christian Bonillo, Ana Latorre

Board Members Absent: Carolyn Howe, Ellen Duke, Dick Mires, Tony Jimenez

The minutes from the August 10th meeting, motion to approve by Christian, seconded by Ana and approved by the board.

Guests: 10 residents were in attendance

Treasurers Report: No current report. (See August 10th minutes for last report)

Social Committee Report: The upcoming event is Saturday October 21st. Shepherd's Pie with all the fixings. Happy half hour 5:30-6:00, Dinner at 6:00 \$20 for residents and \$22 for guests. Thanksgiving dinner is Saturday November 18th. Details in the Voice.

DPG Report: No report.

GSMOL Report: Sid Slaff reminded residents to join to protect your rights.

Business discussed:

The HOA has four board members nearing the end of their term at the end of December. They are Tony Jimenez, Lilith Imbrogno, Carolyn Howe, and Ellen Duke. Any resident that would like to serve the board are encouraged to apply. Elections will be in December to begin January 2024 for four years.

Three members have expressed interest in serving on the board. ***The last day to sign up for the Board election is November 9th which is our next board meeting.*** If an election is needed, ballots and voting will take place in December, with the top four vote getters being installed in January 2024.

A resident has inquired to management if they would take a more thorough look at the roads in the park. After the heavy rains and more expected this winter, are the roads still in good shape. Residents surely do not want to pay for another resurfacing sooner than the stated life span of the current overlay.

The drainage in Atascadero creek was supposed to be scraped and re-shaped this spring after the rainy season. Most of the drainage looks decent, except the area above the Stagecoach bridge towards the dog park. Hopefully management can address this item before this winter.

Is the tree trimming completed along Cathedral Oaks? It was delayed earlier this year due to a permitting issue.

With the ongoing homelessness encampments popping up everywhere, maintenance should keep the brush trimmed very short adjacent to the fence along the dog park. There have been incidents with homeless people in that area. A maintenance request will be sent to Caltrans to clean their property along SR 154 on ramp from Cathedral Oaks.

Would management consider having a Flu shot clinic here at the park as in the past?

When individual properties are inspected could a completion notice be sent to the resident as soon as possible after the inspection is complete.

Ongoing complaints regarding space 221. The board recommends to keep sending emails and pictures to management.

The board discussed the following items with Management on September 26th.

Management has received and the contractor is in the process of installing acoustic dampening panels for the dining room and other areas of the clubhouse. The main dining room appears complete, and the reduction of noise is quite noticeable. But the process is proceeding very slowly. (HOA meeting on October 11th in the dining area, there is a noticeable improvement)

The AED that was removed from the clubhouse will be returned as soon as management develops the protocols and paperwork that they require. There was an additional request for an additional AED to be placed at the Sport Court. The Sport Court item may need to go through their budget process.

The light that has not worked in the RV storage lot was defective and a new one is being ordered. Approximately three weeks for delivery. (New light was installed on October 16th)

The RV storage price increase only affects 11 homeowners, but management has reduced the 56% increase to a twenty dollar increase in December and another increase next May. From that point increases will occur each May.

Other items discussed: Residents in attendance:

A resident inquired if future meetings could be held on Wednesdays?

A resident asked if a sign could be displayed at the SC events thanking Jeff Oien and St. Vincent's for their continuing commitment to support the Social Committee and San Vicente.

Next HOA meeting is on November 9, 2023, at 5:30.

Adjournment: motion to adjourn by Paul Drapkin seconded by Christian at 6:30