

Lagunita Community Association
Board of Directors Meeting Minutes
March 8, 2010

BOARD MEMBERS PRESENT Michael Walter
Sam Goldstein
Joe Byrne
Kevin Johnson
Nader Khoshniyati

BOARD MEMBER ABSENT None

MANAGEMENT REPRESENTATIVE Marla Brower Hemmel
Gina Pauley

HOMEOWNERS PRESENT Brent Eneix - 3 Lagunita
Jan Coffyn – 40 Lagunita

OTHERS PRESENT Carlos with Gonzo Construction - 4 Lagunita

CALL TO ORDER

The meeting was called to order at 6:45 pm at the Laguna Beach Board of Realtors Office.

HOMEOWNER FORUM

40 Lagunita discussed concerns with trash cans being left out on driveways, and a satellite dish at 36 Lagunita that she would like moved. Management will review the noted areas.

APPROVAL OF MINUTES

Motion made by Johnson, second by Khoshniyati and carried unanimously to approve the minutes of the February 8, 2010 general session meeting as submitted.

FINANCIAL

Financial Statement

Motion made by Khoshniyati, second by Goldstein, and carried unanimously to approve the January, 2010 financial statement as submitted.

Audit

Motion made by Goldstein, second by Byrne to approve the 2009 draft audit as presented.

COMMITTEES

Landscape

It was noted that Blue Lagoon has yet to submit a plan for the landscape maintenance they requested permission to complete.

Architectural

4 Lagunita submitted a request for a side by side garage with a bedroom and bathroom addition. Carlos from Gonzo construction presented the plans for review. Motion made by Goldstein, second by Walter, and carried unanimously to approve the garage and room addition plans with the following revision; there is to be no rooftop chimney.

Deposit Log – The Board would like the following updates to the Architectural Deposit Log in the Lagunita Financial Statements:

1. 20 Lagunita – Write off \$40.00 balance on account
2. 41 Lagunita – Replenish account with \$2000.00 owner deposit
3. 59 Lagunita – Obtain application fee

ADMINISTRATION

Patrol

The date for Patrol Masters to begin seasonal security services is April 2, 2010. The Board would like to request that the patrol drivers be asked not to park in front of homes when possible.

Water Reports

The city is asking for information regarding water quality management. The forms have been forwarded to the appropriate vendors for their response. The Board would like the following noted in an affirmative statement with regards to the Association portion of the form; The Association has no authority over, and no means of enforcement pertaining to city regulations for owners. Board approval required prior to city submittal.

MAINTENANCE & GROUNDS

Drain Line

Management met with Toal Engineering and Caliber Paving to find a reasonable solution for the lower Lagunita drainage. The new option encompasses more of the street. Caliber Paving provided a quote to add a gutter swale for \$12,970.00. There was a discussion regarding the origination of the water problem, and whether or not the gutter addition will adequately address the standing water. Motion made by Walter, second by Khoshniyati, and carried with Goldstein against, to approve the work by Caliber Paving contingent upon simultaneous coordination and execution of 11 Lagunita's settlement agreement.

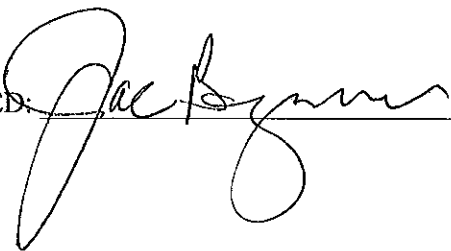
Beach Stairs

The stairs have been inspected by three (3) vendors to evaluate the best scenario for repair / replacement. Two (2) vendors supplied quotes. KCS proposed total replacement for \$5,745.00. Icon proposed repair and re-seal for \$2,370.00. Motion made by Walter, second by Khoshniyati, to approve the proposal from ICON for repair and re-seal of both stairways in the amount of \$2370.00.

Executive Session was held in February to approve minutes, and to discuss member discipline and legal matters.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

APPROVED:  DATE: 4/12/10