

**Minutes from the Torrey Pines Home Owner's Association**  
02/16/2004

**Attended**

Annie Brewer  
Joe Craig  
Barry Pedersen  
Renee' Osborn  
Kelly Urban

The meeting came to order at 7:00 P.M. First order of business was to approve the minutes from 09/24/2003. No changes were made and the minutes were approved.

**Financial Update**

Barry distributed copies of the 2003 year-end balance sheet and the 2004 year-to-date numbers. Bank balance as of 02/13/2004 was \$1,532.29. Copies of the detail reports are available to any homeowner upon request.

All but five homeowners have paid their 2003 dues. Certified letters will be sent to those five. Barry requested that the next newsletter be delayed at least 30 days to allow the remaining five to respond to their letters. Failure to pay 2003 dues will result in their names being included in the newsletter.

The town homes are not required to participate in our home owner's association and are not liable for our annual dues. They have their own co-op which has its own responsibilities. We will invite them to participate with our group anyway, especially since it will afford them a larger body with which to approach any SID, county, or builder issues.

**Welcome Committee**

Jackie Jensen (505-7570) has agreed to compile and distribute welcome packets to new Torrey Pines homeowners. A sample cover letter was distributed for approval. Several minor changes were suggested, but the overall format and content was well received. Jackie agreed to have her name and number distributed in the forthcoming newsletter. All residents will be encouraged to let her know of new neighbors.

**Covenants issues**

Graves and Associates say our group is responsible for approving landscaping and external property changes. We agreed that we will review any plans actually submitted to us.

We reviewed a list of known covenant infractions. The majority were already closed issues.

### **Outstanding Issues**

- Mowing the bike path: Cannot be pursued until the spring, but Renee' said she would do some research to see if the snow should have been removed as well.
- Traffic Survey and Stop Signs: Renee' learned that the county had no record of our request for either item. She bypassed the SID attorneys and sent registered letters directly to the attorney. Both of these items will not be actively pursued by the county until the snow is gone.
- Street drainage issue on 154th Street: Kelly is to get descriptions of the drainage problem from the homeowners on 154th Street where it enters Westin Hills. Once obtained, we will approach Westin Hills with the issue.
- Property drainage issues: Some builders have modified the original grading of some lots. This has caused an accumulative affect on some streets, causing excessive water to pool in some yards. Neither the SID nor the county claim responsibility for these issues. The builders themselves should be approached by the individual homeowners. Our association has no authority in the matter.
- Though none of us received any specific complaints about the snow, we did decide that a reminder to keep sidewalks clear will be included in the next newsletter.
- Need information on reusable signage for annual board meeting, neighborhood picnic, garage sale, etc. Kelly will research and report back to the board.

### **Resolved Issues**

- Keep Kids Alive signs: Signs have been purchased and installed. Equipment (hangers and crimping tool) may be leased out to Arbor Oaks. We have offered to do the labor as well for an additional fee.
- No parking signs: Installed on the first street only. We will be checking on a report that some of the signs have had bags put over them.
- Plants removed from entryway: Done.

### **Newsletter Items**

Next newsletter will be published in mid-late March.

These topics will be covered

- Keep kids out of construction sites
- Yearly Board Meeting will tentatively be held in early May. Renee' will check with St. Andrews to see what Tuesday or Thursday will work for them.
- Open board position: See note below regarding Joe Craig.
- Dues will be payable in July and will again be \$20.00.
- Review of resolved issues.
- Annual garage sale: Tentative dates are June 11th and 12th. TPHOA will pay for advertising the 2-day neighborhood event.
- Annual picnic: Tentative date is August 28th. General time frame of 1:00 P.M. to 5:00P.M. was suggested so neighbors could know when food was to be available. Probable location will be the park on 150th & Taylor.

### **Open Board Position**

Joe Craig informed the board of his decision to resign from his position as Vice President. There is a point of order under discussion regarding the timing of the vacancy, but the position will most likely be considered vacant upon Renee' receiving Joe's letter of resignation. The position that would have come open this summer was Kelly's Secretary position. Kelly agreed to stay on for another year (pending any dissenting opinions from the other remaining members) so we could use this year's annual meeting to backfill Joe's spot. Needless to say we all wish Joe the best and we thanked him for his time and great input.

### **Next Meeting**

The next board meeting will be held Monday, April 19th.