

Torrey Pines Home Owner's Association
Annual Board Meeting
May 3, 2005, 7:00PM
St. Andrews Church

Meeting was called to order at 7:00PM

St. Andrews/Gene Graves Update

- To accommodate our guest, we moved the discussion with Gene Graves to the top of the agenda.
- Gene gave an update on Lot-2 Torrey Pines Replat 4. This is known commonly as the land just north of the strip mall.
- The main building will become his office.
- It will be 1,440 square feet on 1 and a half levels.
- Although a plan with landscape plan was distributed for reference, no definite plan had been made for use of the rest of the land.
- Gene offered the opportunity for those present to vote on having either more office space or apartments on the remaining land. The overwhelming vote was for offices.
- According to Gene, that parcel had always been zoned for multifamily (R7).
- The final vote on the rezone from R7 to limited office was due within a few days.
- No objections were expected from the city council was expected, but a letter from TP advocating office space wouldn't hurt.
- Gene was planning on leaving our meeting and going to meet with the owners of the Prestige. A plan to share the off-hours parking with the bar was enthusiastically accepted by the attendees.
- An option to put a pass through from the existing strip mall to the new office space parking is also on Gene's plate.
- No trees will be planted until after the office building is complete.
- No completion date was given, but work was to commence soon after the rezoning was approved.

Financial Review

- Barry Pedersen reviewed the current financial sheet. Copies were distributed to those present. Additional copies are available by contacting Barry or Renee' Osborn.
- There were no questions about the financial statement.
- There was a discussion about raising the annual dues. A majority vote agreed with raising the dues from their current \$20 to \$30.
- The president of the Torrey Pines Villa's association was present. She said their group would like to participate in our events and was willing to be included in our annual dues collection. There were no objections from those present.

Neighborhood Watch

- Jason gave an update. He met with the county sheriff and got requirements from them for starting a Neighborhood Watch program.
- Renee' to give Jason a plot map so specific homes on each block can be marked as watch houses. This plan must be provided to the sheriff's office.
- NW signs cost \$35 each and are installed by the county (for free).
- Torrey Pines will need 50% participation in the NW program before the sheriff's department will bless our plan.
- Some volunteers have been identified but more are still needed.
- Additional information and communications about this program will be forthcoming.

What We've Done

A recap of the board's accomplishments:

- Speed bumps (sod was due soon and since the meeting has been planted)
- Welcome Committee (reminder to contact Jackie Jensen when you get new neighbors)
- Garage Sale
- Picnic
- No parking signs (additional requests are pending)
- Stop signs (additional requests are pending)
- Phone directory
- Keep Kids Alive signs
- Our own maintenance service for our half of the bike path and the entryway islands. Used to be two different companies, now is a single company.

A homeowner requested permission to remove the temporary paint from the speed bumps now that the permanent striping is on. No one strongly objected, but caution was given not to disturb the permanent stripes.

A homeowner questioned the need for both a speed bump and a stop sign near 150th and Sprague. Although the two things we installed in two separate events, both were approved by the country and will most likely stay installed.

Annex guesses: no one really knows for sure. The current estimate is 2-3 years depending on how fast West Maple Road develops.

A request was made to all home owners to start moving anything stored on the common ground by the bike path. The new maintenance company can't/won't be able to keep it properly maintained otherwise. The company will mow all the way up to any fencing if there are no obstacles.

Covenant Issues and Changes

- 50+ covenant issues were handled by the board over the last year.
- All but one was resolved without much intervention
- Some specific reminders were given:
 1. No pool over 12” above ground.
 2. Any pool over 12” deep must have a fence.
 3. Trash cans should not be stored in front of the house
 4. Trailers/boats/campers have a limited number of days where they can be parked in the neighborhood.
 5. When in doubt, run the idea past the board.

A question was raised about a semi that frequently parks by the apartments on 150th Street. There was lots of agreement about seeing it there but no actionably items came from the discussion.

Upcoming Events

- Spring Cleanup – May 21st
 1. Dumpsters on 152nd/Sprague and 154th/Taylor
- Garage Sale – June 10-11
 1. Suggestion was made to change the wording of the newspaper ad to not give the impression that it was a multi-day event.
- Kids Bike Safety at the park on 150th and Taylor – June 18th
- Picnic – June 25th

Home Business

- The home business run by someone who does not live in the home came up again.
- The city planner has asked neighbors to track license plate numbers of those coming and going from the house.
- Two 4-hour watches by the city planning department produced no unusual movement at the home.
- Renee’ will send at least one letter to the home asking them to stop running the business from there, or to move to the home.
- There is some consternation with the attitude of the city planning department.
- They seem a bit reluctant to take action. Although there isn’t any specific looming danger to the neighborhood, this situation is still in violation of city planning law (not just TP covenants).
- The board will continue to follow up with the appropriate agencies.

Voting for New Board Members

- Steve Schmitz and Kordon Keil were voted in as new board members to replace the departing Annie Brewer and Kelly Urban. Welcome aboard Steve and Kordon!