

Torrey Pines Homeowners Association Meeting  
November 26, 2006

Meeting Minutes

**Attendees:** All Association board members present (Matt, Kordon, Faith, James, Steve).

**Meeting Start:** 16:06 **Meeting End:** 17:27

- **Approval of August 2006 Meeting Minutes**

Minutes approved

- **Dues Update**

Records indicate we have 154 dues paying lots. Of which 49 are still unpaid for 2006. Matt will identify each lot owner and send a reminder letter to each. This is fairly typical for dues.

We did discuss some confusion lot owners have when we send general reminders via newsletters. Some pay again, others don't pay.

We also discussed lots still owned by original development group are not charged dues, those owned by individuals are.

Follow-up with one homeowner who paid late, but didn't pay lien fees. Matt to contact them.

- **Financial Update** (reporting period: 8/14/2006 – 11/26/2006)

<b>Balance (as of)</b>	<b>Date</b>	<b>Balance</b>
August 1 – August 31	9/1/2006	\$2,448.35
Sept 1 – Sept 30	10/1/2006	\$4,577.56
Oct 1 – Oct 31	11/1/2006	\$4,785.77
<b>Income</b>		<b>YTD</b>
Deposits	\$2,959.84	\$3,086.67
<b>Expenses</b>	<b>Period</b>	<b>YTD</b>
	(348.98)	(\$1,609.60)
<b>Current Balance</b>	<b>\$5,063.68</b>	

Discussed current balance expected to be: \$6,526 after collection of all dues for 2006.

Discussed expected annual income is estimated at: \$4,500

Discussed expected annual expenses estimated at: \$1,500-\$1,700

- **Discussion of TPHA Holiday Lighting**

- *Bid Reviews*

Received 2 bids, Bright Ideas and Paradise Lawns.

Both are for about \$4,200. Paradise had more items, starbursts, etc.

Bright ideas had more lights per tree.

We discussed our primary mission as a board member is to protect the financial investment our homeowners have made in the association. We also discussed we need to ensure high-quality for any lighting we choose to do.

We also discussed the need to work with a company who has the financial structure to be around for several years.

We discussed having a 3 year bid. We discussed spreading cost of lights over 3 years (as per Bright Ideas bid).

We decided to ask each bidder to re-bid to only do the first 2 islands. Faith will follow-up with them and email board members Monday 11/27/06. Board will email vote as soon as possible after then.

The goal is to spend \$2,000 or less.

- *Estimated cost after 2006*

Estimated cost after 2006 was \$3000. This is before our decision to not do all the islands. New bid will provide updated numbers.

- **Discussion of TPHA Entrance mowing and Landscaping Maintenance**

- Ask for bids from Lanaha's, Moore's, Mulhalls for bids for work beginning in 2007....
- Break the maintenance into two parts???
  - Mowing (Jeff)
  - Landscaping (Lanaha's, Moore's, Mulhalls)
- Continue landscaping of center island between Spaulding and Ruggles Street (2007/2008)

We had a good discussion about landscaping responsibilities. The SID pays for all of this work right now. At some point in the future, if Omaha annexes Torrey Pines, TPHA will have the responsibility.

SID had already identified this for re-bid based on 2006 performance.

Steve will email SID president (Barry Pederson) with TPHA concerns and wishes as identified above.

- **Covenants Violations**

- Home business yard signs (currently 2)
  - 15315 Taylor St and 4020 N 153<sup>rd</sup> St. Letters or verbal conversations to be sent or done by James.
- No other known open issues exist.

2 new items discussed.

1. Landscaping on 150<sup>th</sup> and Boyd makes it very difficult to see oncoming traffic (cars and people). We need to monitor.

Also, this corner was identified for a stop sign. Steve will follow-up with Annie to see where we ended up on this one.

2. Manhattan Club parking is an issue again. Too many people parking illegally making for a safety hazard. We need to send a letter to Graves asking why he hasn't followed through on promise to homeowners on allowing parking in his parking lots. We also need to follow-up with bar owner to ensure his people are doing what they can to keep corners clear of cars.

- **SID Issues**

Need to forward to Barry (SID President) the following items:

1. Sprinkler system control box has been vandalized. Needs repair.
2. 152<sup>nd</sup> Street north of Taylor is dropping. Need to add to list of street repairs.
3. Landscaping maintenance.
4. Sidewalks (finishing final 3)...Faith will send her bid to Barry.
5. Question as to status of speed table study. (Annie may know).
6. Provide Locks on control boxes at 153<sup>rd</sup> entrance.

- **New issues:**

1. ~~Offer space on newsletters for advertising. 1/8<sup>th</sup> page for \$20. Full page for \$100.~~  
**REVISED 11/27/06: \$10 per issue for business card size. \$30 for a half page; \$50 for a full page.**
2. Bar issue as discussed above.
3. Peter Kiewit Foundation grant. We need to do more follow-up and research. The Foundation will do matching grants for homeowners associations. We discussed adding entrance signage at our main entry points to Torrey Pines. These should include landscaping and electrical (design it like we eventually would like it, but we can scale back for future use). We also discussed that because the SID pays for this type of work, could the SID be the requester. Additional information will be gathered.
4. Next Newsletter out in March.
5. We discussed if there are any implications to the Open Meeting Law and how we conduct meetings. We need to investigate and maybe post our meeting schedule on the web....More follow-up needed.

- **Next Meeting: Scheduled for March 11, 2007 (location tbd).**