

TORREY PINES

Board Meeting Notes

Date: Thursday, September 20, 2012 7pm
Purpose: Summer Board Meeting
Attendees: Mike Classen, Christy Kofoed, Sarah Stevens, Tom Mann

The meeting was held at Tom Mann's house-thank you Tom for hosting the TPHO Board Meeting.

- ◆ The previous board meeting minutes and treasurer reports were approved.
- ◆ Dues Update-We still have 4 properties that are delinquent for 2011 dues. These properties will have liens placed against them.
*For 2012 we approximately 31 properties still delinquent and 4 properties that need to have the special assessment fee paid on them. Sarah will be making one more stop at the post office and create a final updated spreadsheet for Tom to create and send out invoice statements to the properties that have not paid.

OLD BUSINESS:

- ◆ Sarah will contact Candy Pedersen to arrange for pickup of all the documentation, garage sale signs, and all other possible property that belongs the Torrey Pines.
- ◆ Electrical Work- B&B has completed and they have been reimbursed for their services.
- ◆ Tree Removal and Landscaping Services -Roland Taff has completed and been reimbursed for his services. We noticed some other trees that appear to be dead in the Islands, however, after recommendation from Tom, we will wait and see if the trees spring back to life before just removing them. Mike is going to talk to his Landscaping and Nursery contact on what kind of prices we can get for a "Fat-Albert" tree replacement.
- ◆ Sprinkler System-We need to get the keys and locks from Candy as Barry had these. Tom will contact Millard Sprinkler (who is the original installer) to have a service call done and get estimated cost for repairs.

NEW BUSINESS:

- ◆ Fall Dumpsters-we believe our homeowners still find this of value and we will be arranging for 3 dumpsters for the weekend of November 2-4. Mike has all the contact information on the dumpster vendor, so he will contact and arrange for this, with hopefully a pick up date on Nov 5. The dumpsters are approximately \$250 a piece, and the City does not offer any of their free dumpsters for the fall—only Spring time.
- ◆ Christmas Lights-we have a new company (Sevenings) handling this for us. They will be set up and displayed on the 2nd week in November. We used this company last year and they are performing much better than the previous vendor.
- ◆ Newsletter-we would like to get a new one out by the end of September, and like to keep the same theme that we previously used. We discussed doing this as a joint effort and Tom volunteered to collect our stories and put them together to create an October Newsletter. We felt it was important to get away from the negative stories that were previously focused on around covenant reminders and violations and focus on more positive neighborhood news.

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NEW BUSINESS CONTINUED:

- ◆ All newsletter article submissions should be sent to Tom no later than Wednesday, Sept 26. Once the newsletter is created and ready for publishing, Tom will send out a draft for our approval, and then we will email the newsletter out to our Homeowners and only mail out the newsletter to the homeowners that we do not have their email address. We will be sure to include an article in the newsletter about “Going paperless” as our goal is to stop printing and mailing out the newsletter. We also would like to move away from including the DUES coupon in the Newsletter and instead go to a invoice billing done each year so that everyone property would receive an invoice to mail in their dues. We would like to mail out these statements in January (as they truly are considered due January 1st and delinquent on July 1. If we are more organized and can get these invoice billing statements out sooner, we believe we will have a better success rate. We will need to purchase special window envelopes for Tom’s invoice statements for easier mailing. Sarah will create a more detailed and user friendly version of the treasurers report to include in the newsletter.
- ◆ Mike updated on his complaint that he field on behalf of the homeowners that live in back of the View West (Bank) Hall-as they have now been approved for a liquor license and will be able to meet and drink on the 30x36 patio that faces East and the noise already carries into our neighbors homes. Tom Mulligan is our City representative and will be working with Mike and monitoring the complaints to determine if a noise study would be needed. Mike will write up something to include in the newsletter so that our homeowners will be appreciative of the boards help on enforcing this.

With nothing further to discuss on the agenda, the board meeting was concluded and adjourned at 8:10pm.