

Torrey Pines Homeowner's Association Meeting

Annual Meeting Minutes

Monday, May 9, 2022 7:00 p.m.

St. Andrew Methodist Church

I CALL TO ORDER

Mike Classen, President, called the meeting to order at 7:05 p.m.

II ROLL CALL

The following persons were present from the Torrey Pines Homeowner's Association Board:

President: Mike Classen

Vice-President: Bryan Stavneak

Treasurer/Web Master: Christy Kofoed

Secretary: OPEN Position

Public Relations: Jenna Gunyan

PJ Morgan Received 9 Proxies that gave the Board of Directors their voting rights:

1. Srikanth Madduri
2. Doug and Susan Barrett
3. Joseph Caron
4. Josh and Becki Kerns
5. Joseph and Lynn Lofshult
6. John and Sue Sweeney
7. Norm and Connie Lund
8. Monty and Darlene Johnson
9. Kathy Napora

We had the 16 homeowners in the room and present in person:

1. Andy and Jane Allen
2. David Brandon
3. Paulette Koloen
4. Johnny and Betty Kubicek
5. Timothy & Barbara Kutsch
6. Kiley Maddux-Weisbeck
7. Merle Puhrman
8. Tom and JoDeen Mann
9. Michaela and Jason Nepper
10. Patrick Stephenson
11. Tom and Ann Fryda
12. Chris and Mary Shipp
13. Pam and Rich Stockton
14. Carol Meister
15. Patti Ybarra

16. Jean Stimson

We had 2 homeowners on the Zoom call-attending virtually:

1. Gabby Wilson
2. Jeff Fitzgerald

With a grand total of 4 board members in attendance, 9 proxies, 16 in person homeowners and 2 zoom homeowners the total count for the meeting was 31. Our Quorum of at least 1/10 was met. We have 157 separate properties in the HOA so a quorum would mean 16 homes must be represented.

III APPROVAL OF MINUTES FROM LAST MEETING

Christy Kofoed read last year's annual meeting that was held on May 10, 2021. The minutes were approved and they are also posted on our website.

IV REVIEW OF FINANCIAL INFORMATION

Christy Kofoed reviewed the 2021 Financial Statement, noting a carryover balance of \$6,461.75 into 2022. She reported 100% compliance in dues for the 2022 HOA collection. A huge thank you to everyone for prompt and on-time payments! The TPHOA account has \$12,761.14 as of 5/9/22. There was a question about what the Software renewal and subscriptions were for. That is for the renewal of Adobe, Dropbox and Spokeo Office subscriptions. The treasures report was approved and they are also posted on our website.

V ELECTION OF BOARD OF DIRECTORS

Voting was needed as the 3 year-term expires for Bryan Stavneak, Vice-President at the end of 2022. We did not receive any interest from anyone in the room or on zoom to volunteer to run for Vice President. Bryan received unanimously votes as Vice President. Motion to confirm Bryan for re-election was approved and his new term will run until the end of 2025. We have a secretary open position and we had one volunteer interested to run for this position, Kiley Maddux-Weisbeck. She was unanimously voted in as secretary. Motion to confirm Kiely as secretary was approved and her term will run to the end of 2025.

VI COMMUNITY RELATIONS

We introduced our new Community Relations team member as Jenna Guynan. She is hoping to improve on our neighbors getting to know each other and add a real community feel to our neighborhood. She is looking for volunteers to join her and looking to continue with some of our existing programs that have been put on hold due to lack of volunteers. Watch our social media for new and fun activities she will be sharing.

VII VICE PRESIDENT UPDATE

Bryan, our Vice President, gave an update on Speed Bumps, the application is still with the city and they are looking at 3 speed bump locations, however a traffic study will need to be completed during the school year to help with the numbers. Bryan also completed a grant request from the Papio Natural Resources for additional trees for the islands, that we have not heard on whether or not we were approved for this. This prompted concerns on the large trees blocking traffic that is on 153rd and Ruggles. All landscaping trees are overgrown on 153rd and hard to see when crossing traffic. Mike and Bryan will be checking into this and speaking with our landscaper and well as a possible arborist if needed.

VIII PRESIDENT UPDATE

Mike reminded folks about making sure project requests are submitted online to PJ Morgan for review, the turn around times are usually within 48-96 hours depending on the requests.

Mike let everyone know about the outlets in the Islands that were done last year by an Electrician that did not do them correctly to City Code. He will be working to get these updated to code and waterproofed. More to come on this.

Mike asked if there were any questions for our PJ Morgan partner, and there were none.

We discussed at great lengths Solar Panels. We have received 2 project requests for these. We approved one and denied the other one. Since we do not have anything in the covenants regarding these, we worked with OPPD to come up with some best practices to use for reviewing project requests. We had a large discussion around the realistic benefits or ROI of installing these. We have placed some information on our FAQs page regarding Solar Panels.

IX. NEW BUSINESS

Mike and the Board discussed the updating of Covenants and how it would be extremely difficult to get 75% of our entire neighborhood to sign off on any amendments and that would include having that 75% be notarized. This has been paused at this time.

We discussed the option of amending the bylaws, which would only require 51% of the entire neighborhood to sign off on the amendment and those would not have to be notarized. We discussed that the one thing the Board was thinking of amending was adding the ability to add a fine schedule for covenant violations that are being completely ignored and causing potential hardship to the value of the neighborhood. This would not be for common fixable violations, but rather violators like we had last summer on a homeowner that refused to address their poor front yard condition that did not have any grass in their front yard. PJ Morgan sent multiple letters, neighbors contacted the Board and PJ Morgan to complain about the home's condition, and the homeowner refused to make corrections. For something like this, where multiple monthly letters are sent and ignored, by having a fine schedule, this would at least help

hold the homeowners accountable for this lack of corrections to the issue. Again, the Board feels this would be an extremely small number that would meet these fine criteria and is really just meant to help keep our property values high and attractive for resale purposes. We had a motion to draft the fine schedule and mail out to homeowners to mail in a ballot for voting purposes, since we did not have 51% of the neighborhood at this meeting.

We did have another question from a homeowner concerned about parking only on one side of the street, and Bryan will be taking this to his city contact to discuss the possibility of making this happen.

X. ADJOURNMENT

The meeting was a very active participation of the neighbor—thank you for everyone that came and participated in the conversations!!! Meeting was adjourned at 8:23pm.