

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, MAY 1, 2018

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
2 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Board reviewed the April 2018 Regular Meeting Minutes. Jeanne Henry motioned to accept the April 2018 Regular Meeting Minutes and Floralynn Einesman seconded the motion; Brian Parent abstained and the motion passed.

FINANCIAL REPORT

Management reviewed the March 2018 financial statements with the Board of Directors. After a brief discussion, Floralynn Einesman made a motion to accept the March 2018 financial statements and bank reconciliations subject to the annual audit as presented. Jeanne Henry seconded the motion, Brian Parent abstained, and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are currently no delinquent accounts and no action is needed.

MAINTENANCE ITEMS

A. LITTLE FREE LIBRARY

The Rotary Club installed the Little Free Libraries outside of the East and West Pool.

B. EXTERIOR PAINT COLORS

Dunn Edwards matched the exterior house colors to their paint. Brian Parent motioned to approve the Milk Glass, Sand Dune, and Colorado Trail paint colors from Dunn Edwards, Jeanne Henry seconded, and all were in favor. These colors will be available on the Dunn Edwards website. Owners may still match the paint themselves to whatever brand paint of their choosing.

C. TREE MAINTENANCE

The Board reviewed the proposals from Western Tree Services for the 2018 tree trimming maintenance for a total cost of \$14,650.00. Brian Parent motioned to approve the proposal, Jeanne Henry seconded, and the motion passed unanimously.

D. GARAGE DOORS

The Board discussed options for changing the garage doors. The discussion included items such as changing the color, not requiring the trim, allowing aluminum doors, and allowing windows. The Board appointed Harvey Christensen and Jeanne Henry to form and head a garage door committee. The Committee will present options for the Board, which will then be sent to the membership.

ADMINISTRATIVE ITEMS

A. SUMMER BOARD MEETINGS

The summer Board meetings will be located at the Colony Barcelona East Pools. July's Board meeting will need to be rescheduled or cancelled due to the 4th of July Holiday.

B. CORRESPONDENCE

The Board reviewed the correspondence to the community.

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee is in the process of upgrading streets on the East and West side of the Community.

B. COMPLIANCE COMMITTEE

The compliance committee will check the front gates and update the gate list, which was last updated in September 2017. Those still in violation will receive a violation letter.

ADDITIONAL ITEMS

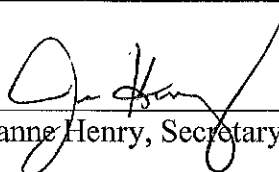
A homeowner planted flowers in the common area, which died. The landscape committee instructed the landscapers to remove the dead flowers from the common area, but the homeowner would not allow the landscapers to remove the dead flowers. On the next landscape walkthrough, Management and the landscape committee will request the owner remove the dead flowers from the common area within a timely manner, and if not, the landscapers will remove the flowers.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:15 p.m.

Respectfully Submitted,
Elizabeth Lensner, Recording Secretary

APPROVED:



Jeanne Henry, Secretary

6-5-18

Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, APRIL 3, 2018

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
4 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Board reviewed the March 2018 Regular Meeting Minutes. Brian Parent motioned to accept the March 2018 Regular Meeting Minutes, with a grammar correction, Floralynn Einesman seconded the motion, and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are two (2) delinquent accounts: 2107 and 2108. No action is needed for these accounts as liens have already been filed.

MAINTENANCE ITEMS

A. LITTLE FREE LIBRARY

The Rotary Club will be installing the Little Free Libraries outside both the East and West Pools on Saturday, April 7, 2018.

B. EXTERIOR PAINT COLORS

Dunn Edwards will be matching the exterior paint colors to their paint so it is more accessible to homeowners. The paint colors will be available on the Dunn Edwards website and through Management. Homeowners will not be required to use the Dunn Edwards paints, but they must still match the current exterior paint colors.

C. EAST POOL HEAT

The East Pool heat was turned down from 84 degrees to 80 degrees from December through March. Jeanne Henry motioned to keep the heat at the East pool down to 80 degrees and to open the discussion again during the June 2018 Board meeting. Floralynn seconded the motion and all were in favor.

ADMINISTRATIVE ITEMS

A. WEBSITE UPDATES

The Colony Barcelona website has been updated to include important notices, updated paint codes, and the vinyl fencing specs.

B. SUMMER BOARD MEETING LOCATION

The Board meetings for June, July, & August will take place at the Colony Barcelona East Pool.

C. MANAGEMENT CONTRACT.

The Board reviewed the 2018/2019 Management contract. After a discussion, the Board approved the Management contract with a 3% increase.

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee is in the process of upgrading streets on the East and West side of the Community.

B. COMPLIANCE COMMITTEE

The Board tabled sending friendly reminder letters, concerning front gate repairs, until the May 2018 Board meeting. A reminder will be put in the newsletter.

ADDITIONAL ITEMS

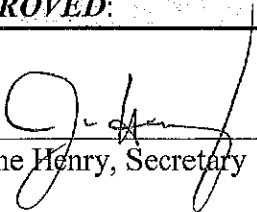
Jeanne Henry requested the Board reopen a discussion on the allowing different options for the garage doors. This topic will be added to the agenda for the May 2018 meeting.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 6:40 p.m.

Respectfully Submitted,
Elizabeth Lensner, Recording Secretary

APPROVED:



Jeanne Henry, Secretary

Date

5/1/18

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, MARCH 6, 2018

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer

DIRECTORS ABSENT:

Jeanne Henry, Secretary

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
Amber Jones, A. McKibbin & Co.
3 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:05 p.m.

APPROVAL OF MINUTES

The Board reviewed the February 2018 Regular Meeting Minutes. Floralynn Einesman motioned to accept the February 2018 Regular Meeting Minutes, Brian Parent seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the February 2018 financial statements with the Board of Directors. After a brief discussion, Brian Parent motioned to accept the February 2018 financial statements and bank reconciliations subject to the annual audit as presented, Floralynn Einesman seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are two (2) delinquent accounts: 2107 and 2108. No action is needed for these accounts as liens have already been filed.

MAINTENANCE ITEMS

A. LITTLE FREE LIBRARY

Management informed the Board that the Rotary Club has built the two Little Free Libraries. Management was informed by The Rotary Club that the libraries must be in a public location and cannot be installed in the pool areas. Management gave two public location options to the Rotary club, who will update Management with the final install date.

ADMINISTRATIVE ITEMS

A. ARCHITECTURAL

There was one (1) architectural applications submitted for review:

I. 7215 Caminito Pantoja- The homeowner requested permission to replace the wood fencing between his house and his two neighbor's homes with vinyl fencing. All materials and the provided specs meet the Colony Barcelona Architectural Standards and neighbor approval was provided. Floralynn Einesman motioned to approve the architectural application, Brian Parent seconded, and all were in favor.

B. CORRESPONDENCE

The Board reviewed the violation correspondence sent to the community. Any homeowner not in compliance will be called to a Hearing

C. MID-COAST TROLLEY CONSTRUCTION HOURS

Management presented the Board with an updated notice of construction from MCTC, regarding the overnight construction on the I-5 for the Mid-Coast Trolley.

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee is in the process of upgrading streets on the East and West side of the Community.

B. COMPLIANCE COMMITTEE

The Board tabled sending friendly reminder letters, concerning front gate repairs, until it can be discussed again during the April 2018 Board meeting

ADDITIONAL INFORMATION

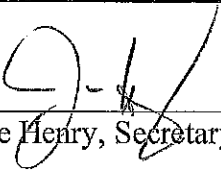
The Board requested additional information to be uploaded onto the Association's website including: paint colors, vinyl fence specs, and important notice.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 6:40 p.m.

Respectfully Submitted,
Amber Jones, Recording Secretary

APPROVED:



Jeanne Henry, Secretary



Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 6, 2018

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
Amber Jones, A. McKibbin & Co.
4 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:04 p.m.

HOMEOWNER INPUT

A homeowner was present and informed the meeting attendees of the most recent update concerning the Regents Rd. Bridge.

APPROVAL OF MINUTES

The Board reviewed the January 2018 Regular Meeting Minutes. Brian Parent motioned to accept the January 2018 Regular Meeting Minutes, Floralynn Einesman seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the January 2018 financial statements with the Board of Directors. After a brief discussion, Brian Parent made a motion to accept the January 2018 financial statements and bank reconciliations subject to the annual audit as presented, Floralynn Einesman seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are two (2) delinquent accounts: 2107 and 2108. Management requested to send a pay or lien letter and lien both aforementioned accounts. Floralynn Einesman motioned to send a pay or lien letter and lien accounts 2107 and 2108, Jeanne Henry seconded, and the motion passed unanimously.

MAINTENANCE ITEMS

A. POOL FURNITURE

The new tables, chairs, and chaises were delivered to the West Pool. Management informed the Board that there is one chair that is bent and will be replaced by the Furniture Leisure. The old pool furniture was donated to Father Joe's Villages and was picked up on February 5, 2018.

ADMINISTRATIVE ITEMS

A. ARCHITECTURAL

There were two (2) architectural applications submitted for review:

I. **4017 Camino Davila**- The homeowner requested permission to replace the original windows and patio slider door with white windows/ patio slider door. The application met all requirements for white windows and Jeanne Henry motioned to approve the application, Brian Parent seconded, and all were in favor.

II. **7125 Caminito Pantoja**- The homeowner requested permission to replace the original windows with white windows. The application met all the requirements for white windows and Jeanne Henry motioned to approve the application, Brian Parent seconded, and the motion passed unanimously.

B. COMMITTEE MEMBER RESIGNATION

Reginald Keetley, owner of 4013 Caminito Meliado, reported his resignation from the landscape committee and the compliance committee to Management. Floralynn Einesman motioned to formally accept Mr. Keetley's resignation from both committees, Brian Parent seconded, and all were in favor.

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee is in the process of upgrading streets on the East and West side of the Community.

B. COMPLIANCE COMMITTEE

Management will send out friendly reminders to homeowners that need to paint/repair their front gates in March 2018.

ADDITIONAL INFORMATION

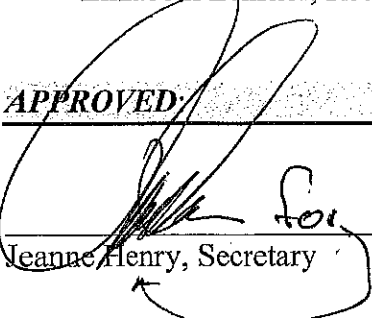
Jeanne Henry inquired about the installation of the Little Free Libraries in the East and West Pools. Management will follow-up with the Rotary Club to get an update.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 6:30 p.m.

Respectfully Submitted,
Elizabeth Lensner, Recording Secretary

APPROVED



Jeanne Henry, Secretary

3.6.18
Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, JANUARY 9, 2018

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
Amber Jones, A. McKibbin & Co.
3 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:04 p.m.

APPROVAL OF MINUTES

The Board reviewed the December 2017 Regular and Executive Meeting Minutes. Brian Parent motioned to accept the December 2017 Regular and Executive meeting minutes, Floralynn Einesman seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the December 2017 financial statements with the Board of Directors. After a brief discussion, Brian Parent made a motion to accept the December 2017 financial statements and bank reconciliations subject to the annual audit as presented, Jeanne Henry seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are two (2) delinquent accounts: 2028 and 2163. Management requested to send a pay or lien letter and lien to both accounts: 2028 and 2163. Floralynn Einesman motioned to send a pay or lien letter and lien accounts 2028 and 2163, Jeanne Henry seconded, and the motion passed unanimously.

MAINTENANCE ITEMS

A. POOL FURNITURE

The remainder of the East Pool furniture was delivered on December 20, 2017. The West pool furniture has been ordered. All furniture is made to order and will take 4-6 weeks to make and an extra 1-2 weeks to ship.

ADMINISTRATIVE ITEMS

A. ARCHITECTURAL

I. 4081 Camino Davila- the homeowner requested permission to upgrade the landscaping on her property. This would be removing and replacing hardscape, landscape, and additional lighting all materials and specs meets the Colony Barcelona Standards and the neighbor approval was provided. Jeanne Henry motioned to approve the architectural application, Floralynn Einesman seconded, and all were in favor.

B. LORI FORCUCCI'S RESIGNATION LETTER

The Board reviewed Lori Forcucci's formal resignation letter. Jeanne Henry made a motion to accept the resignation, Floralynn Einesman seconded, and all were in favor.

C. CORRESPONDENCE

The Board reviewed the violation correspondence sent to the community. Any homeowner not in compliance will be called to a Hearing

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee is in the process of upgrading streets on the East and West side of the Community.

B. COMPLIANCE COMMITTEE

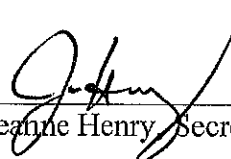
The Compliance Committee provided a checklist of gates in the community that are in need of painting and/or repairs. After discussing the various options, the Board decided to postpone the friendly reminders until after the winter season. Brian Parent made a motion to postpone the friendly reminders until March 2018, Jeanne Henry seconded, and all were in favor.

ADJOURNMENT

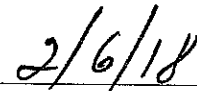
There being no additional items for discussion, the regular session was adjourned at 6:45 p.m.

Respectfully Submitted,
Amber Jones, Recording Secretary

APPROVED:



Jeanne Henry Secretary



Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 5, 2017

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
Amber Jones, A. McKibbin & Co.
5 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:03 p.m.

APPROVAL OF MINUTES

The Board reviewed the November 2017 Regular and Executive Meeting Minutes. Brian Parent motioned to accept the November 2017 Regular and Executive meeting minutes, Jeanne Henry seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the November 2017 financial statements with the Board of Directors. After a brief discussion, Brian Parent made a motion to accept the November 2017 financial statements and bank reconciliations subject to the annual audit as presented, Jeanne Henry seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are three (3) delinquent accounts: 2107, 2108, & 2011. Management requested to send a pay or lien letter and lien account 2011. Floralynn Einesman motioned to send a pay or lien letter and lien account 2011, Jeanne Henry seconded, and the motion passed unanimously.

MAINTENANCE ITEMS

A. POOL FURNITURE

The East Pool tables were delivered on November 30, 2017. The remainder of the East Pool furniture is scheduled to be delivered after January 1, 2018. The West pool furniture has been ordered.

ADMINISTRATIVE ITEMS

A. LITTLE FREE LIBRARY

Management informed the Board that The Rotary Club is in the process of constructing the Little Free Libraries for the East and West pools. They will be installed after the New Year.

B. ARCHITECTURAL

I. 4021 Camino Suero- the homeowner requested permission to upgrade the landscaping on her property. This would be removing and replacing hardscape, landscape, and additional lighting all materials and specs meets the Colony Barcelona Standards and the neighbor approval was provided. Jeanne Henry motioned to approve the architectural application, Floralynn Einesman seconded, and all were in favor.

C. NEXT BOARD MEETING DATE

Management informed the Board that Doyle elementary is on Winter Break on January 2, 2018. The Board agreed to reschedule the January meeting to January 9, 2018.

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee is in the process of upgrading streets on the East and West side of the Community.

B. COMPLIANCE COMMITTEE

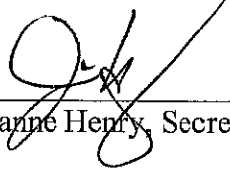
Friendly reminder letters, concerning front gate repairs and painting, will be sent to homeowners in violation, in January 2018.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:10 p.m.

Respectfully Submitted,
Elizabeth Lensner, Recording Secretary

APPROVED:



Jeanne Henry, Secretary



Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 8, 2017

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary
Lori Forcucci, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
Amber Jones, A. McKibbin & Co.
5 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:03 p.m.

APPROVAL OF MINUTES

The Board reviewed the October 2017 Regular and Executive Meeting Minutes. Floralynn Einesman motioned to accept the October 2017 regular and executive meeting minutes, Lori Forcucci seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the September & October 2017 financial statements with the Board of Directors. After a brief discussion, Brian Parent made a motion to accept the September & October 2017 financial statements and bank reconciliations subject to the annual audit as presented, Lori Forcucci seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are three (3) delinquent accounts: 2107, 2108, & 2120. Management requested to send a pay or lien letter and lien accounts 2107, 2108, & 2120. Lori Forcucci motioned to send a pay or lien letter and lien accounts 2107, 2108, and 2120, Floralynn Einesman seconded, and the motion passed unanimously.

B. 2018 BUDGET & RESERVE STUDY

The 2018 Budget and Annual disclosures were mailed to the membership.

C. INVESTMENT SUGGESTION

The Board reviewed the investment recommendation, provided by Merrill Lynch. Floralynn Einesman motioned to approve the recommendation, Brian Parent seconded, and all were in favor.

MAINTENANCE ITEMS

A. POOL FURNITURE

The East Pool Furniture was ordered. All furniture is made to order and will take 4-6 weeks to make and an extra 1-2 weeks to ship. Once the East Pool furniture arrives, Management will order the West Pool furniture. Management will work with Jeanne Henry to find an organization to donate the old pool furniture.

ADMINISTRATIVE ITEMS

A. SECURITY

Management and the Board discussed the ongoing issues with the mail theft. During the previous meeting, the Board requested a proposal for additional security by a walking guard. Private security quoted an additional 4 hours walking guard at \$32.50 per hour. The Board decided not to go forward with the additional security and would like to continue to advertise the secured mailboxes. Management will place another article in the newsletter regarding the mail theft and secured mailbox options.

B. LITTLE FREE LIBRARY

Management met with Chris McCoy from the local Rotary Club. In the next few months, the club will construct the little free libraries and install them inside the East and West Pool areas.

C. ARCHITECTURAL

- I. **4045 Caminito Suero**- The Homeowner requested permission to install vinyl fencing between her home and 4039 & 4051 Caminito Suero. All materials and specs meets the Colony Barcelona Standards and the neighbor approval was provided. Floralynn Einesman motioned to approve the architectural application, Jeanne Henry seconded, and all were in favor.
- II. **4039 Caminito Suero** – The homeowner requested permission to install vinyl side fencing between her home and 4045 & 4033 Caminito Suero. All materials and specs meets the Colony Barcelona Standards and the neighbor approval was provided. Floralynn Einesman motioned to approve the architectural application, Jeanne Henry seconded, and all were in favor.

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee is in the process of upgrading streets on the East and West side of the Community.

B. COMPLIANCE COMMITTEE

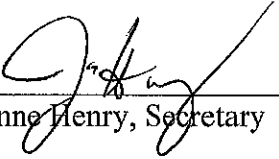
The Compliance Committee provided a checklist of gates in the community that are in need of painting and/or repairs. After discussing the various options, the Board motioned to have Management send letters to owners with three checkmarks made by the Compliance Committee regarding their gates. Management will include another article regarding this in the newsletter. The letters will be sent by Management in January 2018.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:10 p.m.

Respectfully Submitted,
Elizabeth Lensner, Recording Secretary

APPROVED:



Jeanne Henry, Secretary

12/5/17

Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 3, 2017

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary
Lori Forcucci, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
Amber Jones, A. McKibbin & Co.
3 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:08 p.m.

APPROVAL OF MINUTES

The Board reviewed the September 2017 Regular and Executive Meeting Minutes. Jeanne Henry motioned to accept the September 2017 regular and executive meeting minutes, Floralynn Einesman seconded the motion; the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are no delinquent accounts at this time and no action is required.

B. 2018 PROPOSED BUDGET

Management presented the Board with a draft version of the proposed 2018 budget for their review. After a discussion, Lori Forcucci made a motion to approve the 2018 proposed budget, which calls for no increase in the association's monthly dues; Floralynn Einesman seconded the motion and the motion passed unanimously.

C. 2018 RESERVE STUDY

Management presented the board with a draft version of the proposed 2018 Reserve Study, prepared by SCT Reserve Consultants. After a discussion, Lori Forcucci made a motion to approve the 2018 proposed Reserve Study; Floralynn Einesman seconded the motion; and the motion passed unanimously.

D. 2017 ANNUAL AUDIT

Management presented the Board with three (3) proposals to complete the association's 2018 Annual Audit. Lori Forcucci motioned to accept the proposal from Robert A. Owens, for a cost of \$1,250.00, Floralynn Einesman seconded the motion, and the motion passed unanimously.

MAINTENANCE ITEMS

A. POOL FURNITURE

Management presented the Board with a proposal to replace all of the East Pool furniture for a total cost of \$13,716.32. After a discussion, Management suggested both the East and West pool furniture be replaced since there are enough funds for the project. Floralynn Einesman motioned to replace the furniture at both the East and West Pools; Lori Forcucci seconded the motion; and the motion passed unanimously. Management will order the furniture and Jeanne Henry will research companies to donate the old pool furniture to.

ADMINISTRATIVE ITEMS

A. VACATION HOMES

The Board discussed District 1 Councilmember Barbara Bry's commentary on short-term rentals in the UTC area and her proposed regulatory framework for the issues. The city is awaiting guidance from city council before taking any action. Colony Barcelona will continue to uphold their CC&Rs, which does not allow renting out the home for less than 30 days.

B. CORRESPONDENCE

The Board reviewed the violation correspondence sent to the community. Any homeowner not in compliance will be called to a Hearing

C. LITTLE FREE LIBRARY

Management informed the Board that a meeting has been set up with the Rotary Club 5340 representative to discuss the possible locations for installing a Little Free Library in the community.

D. ARCHITECTURAL

- I. 7135 Caminito Zabala- The homeowner requested permission to install two (2) outside lights. The size and color adheres to the Colony Barcelona standards. Brian Parent made a motion to approve the architectural application, Harvey Christensen seconded, and all were in favor.

COMMITTEE REPORTS

A. LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona.

B. COMPLIANCE COMMITTEE

The Compliance Committee discussed the many gates throughout the community that are need to be painted or repaired. The Committee will meet and gather a list of front gates in the community that need to be painted and/or repaired.

ADDITIONAL ITEMS

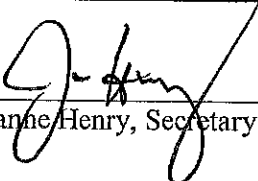
The Board discussed the ongoing mail theft issues in the community. A notice will be put in the newsletter with locking mailbox options. In addition, at the November meeting, Management will provide costs to increase security in the community.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:20 p.m.

Respectfully Submitted,
Amber Jones, Recording Secretary

APPROVED:



Jeanne Henry, Secretary



Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 5, 2017

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary

DIRECTORS ABSENT:

Lori Forcucci, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
8 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:05 p.m.

HOMEOWNER INPUT

Homeowner were present to discuss ongoing issues with homes within the community being utilized as rental units, the Regents Rd. bridge, and various landscaping concerns.

APPROVAL OF MINUTES

The Board reviewed the August 2017 Regular Meeting Minutes. Floralynn Einesman made a motion to accept the August 2017 meeting minutes, Brian Parent seconded the motion; the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the August 2017 financial statements with the Board of Directors. After a brief discussion, Brian Parent made a motion to accept the financial statements and bank reconciliations subject to the annual audit as presented, Floralynn Einesman seconded the motion; all were in favor and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are no delinquent accounts at this time and no action is required.

MAINTENANCE ITEMS

A. YEAR ROUND POOL HEATING

During the August Meeting, Jeanne Henry requested the Board consider dropping the temperature in one of the pools during the winter months. After discussing the cost savings and considering input from present homeowners, Jeanne Henry motioned to decrease the water temperature in the East Pool to

80° from December 1, 2017 through March 31, 2017. Floralynn seconded the motion, Harvey Christiansen abstained, and the motion passed. A notice regarding this will be put in the newsletter and the Board will reevaluate this subject in spring 2018.

B. HANDICAPPED ACCESSIBLE POOLS

Management contacted the Association's attorney to discuss a homeowner request to install a handicapped ramp at one of the pools. The attorney stated that the Association has no obligation to pay for the ramp and the Homeowner could choose to pay for the costs of the installation. Also, if the ramp is installed, it does not set a precedent and cause a necessity to install additional handicapped accessible components to the common area. Harvey Christensen would still like to look into this topic and will inspect the pool area prior to the next meeting.

B. POOL FURNITURE

Management discussed purchasing new pool furniture for the East and West Pool. It was agreed to move the East Pool furniture to the West Pool and Management would obtain a proposal to replace the East Pool furniture.

D. SPA SIGNAGE

As approved during the August Board Meeting, the signs stating "TIMERS FOR SPA JETS WILL NOT WORK AFTER 11:00PM" have been ordered and installed at the East and West Spas.

ADMINISTRATIVE ITEMS

A. PROPOSED AMENDMENT TO BY-LAWS

Enough ballots, which called to amend Article 4.1 of the By-Laws, were returned to Management to reach a quorum. The Board motioned to open the ballots and the Inspector of Elections tabulated the votes. The results are as follows: 108 ballots received, 93 approved the amendment, 11 disapproved the proposed amendment, and 4 ballots were marked invalid. The proposed amendment was approved and the following is the adopted amendment to the By-Laws: Article 4. Board of Directors: Section 4.1: Number. The Affairs of this Project Association shall be managed by a Project Board of five (5) Project Directors who shall be project members.

B. END OF SUMMER BBQ

The End of Summer BBQ that took place on August 27, 2017. Management discussed having more advertisement for the event so more Homeowners would be aware and attend.

C. CORRESPONDENCE

The Board reviewed the violation correspondence sent to the community. Any homeowner not in compliance will be called to a Hearing.

D. LITTLE FREE LIBRARY

Management reached out to Rotary District 5340 to inquire about installing a Little Free Library in Colony Barcelona. Management will update the Board on this topic during the October Meeting.

E. RECONVENED ANNUAL MEETING

Since no quorum was reached, the Reconvened Annual Meeting will commence October 3, 2017.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona.

COMPLIANCE COMMITTEE

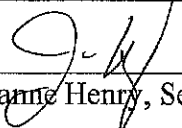
The Compliance Committee will have their next walkthrough at the end of September.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:42 p.m.

Respectfully Submitted,
Elizabeth Lensner

APPROVED:



Jeanne Henry, Secretary

10/3/17

Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, AUGUST 1, 2017

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary
Lori Forcucci, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
7 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Board reviewed the July 2017 Regular Meeting Minutes. Floralynn Einesman made a motion to accept the July 2017 meeting minutes with appropriate changes, Jeanne Henry seconded the motion; the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the June 2017 financial statements with the Board of Directors. After a brief discussion, Brian Parent made a motion to accept the financial statements and bank reconciliations subject to the annual audit as presented, Lori Forcucci seconded the motion; all were in favor and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that there are two (2) delinquent accounts: 2028 and 2036. Management requested to send a pay or lien letter and to lien accounts 2028 and 2036. Lori Forcucci made a motion to send a pay or lien letter and lien account 2028 and 2036, Jeanne Henry seconded; all were in favor.

B. 2018 RESERVE STUDY

The Board reviewed the proposal from SCT Reserve Consultants for the 2018 Reserve Study Level II on-site update proposal. Lori Forcucci made a motion to accept the proposal from SCT Reserve Consultants for a total cost of \$1,100.00, Jeanne Henry seconded the motion, and all were in favor.

MAINTENANCE ITEMS

A. CONCRETE REPAIR

Management notified the Board that Exact Construction completed the concrete repairs and root barrier installation on the sidewalk between Caminito Amparo and Caminito Silvela.

B. HANDICAPPED ACCESSIBLE POOLS

A homeowner requested for Management to look into making one of the entrances at the East Pool handicapped accessible. Management will inquire with John Massie, the Association's legal counsel, for his opinion regarding this matter.

C. KEYPAD AT SPA INSTALLATION

To assist in deterring people from using the spas after hours or non-homeowners utilizing the spa, Management sought a proposal from La Jolla Lock & Safe to install keypads at the East and West Spas. With the keypads, only homeowners with key cards would be able to access the spas during regular pool and spa hours. The cost for this would be \$4,194.75. The Board discussed how effective the keypads would be. Rather than install this new equipment at this time, two (2) signs will be ordered to place above the spa jet switches. The signs will state that the spa jets will not turn on past 11:00pm.

ADMINISTRATIVE ITEMS

A. PROPOSED AMENDMENT TO BY-LAWS

Enough ballots, which called to amend Article 4.1 of the By-Laws, were returned to Management to reach a quorum. Management discussed extending the deadline since only the minimum amount of ballots were returned. Lori Forcucci made a motion to extend the deadline until the September meeting and to resend the ballot to any homeowners who did not send back their ballot. Floralynn Einesman seconded the motion and all were in favor.

B. PROPOSED RULE ADDITION-OWNER INFO FORMS

The homeowner's forum concerning the Owner Information Form proposed rule addition was held as scheduled. Lori Forcucci made a motion to approve the proposed rule addition, which would require all homeowners to return the completed Owner Information form to Management annually or within twenty-one (21) days of any changes. Floralynn seconded the motion and all were in favor. Management will send the membership a notice of the rule change within thirty (30) days.

C. GARAGE DOOR LETTERS

The Board reviewed the new spreadsheet for the most recent garage door violations per the Compliance Committee's walkthrough notes and the corresponding violation letters. Any homeowner not in compliance will be called to a hearing after the Compliance Committee checks the remainder of the garage doors.

D. CORRESPONDENCE

The Board reviewed the correspondence sent and received from various homeowners throughout the community.

E. ANNUAL MEETING

The Annual meeting will commence on September 5, 2017 at Doyle Elementary School. Jeanne Henry and Floralynn Einesman are up for re-election.

ADDITIONAL ITEMS

A homeowner requested information regarding how to install a Little Free Library in the East and West Barcelona. Lori Forcucci made a motion for Management to make a request with the Rotary Club to install a Little Free Library in Colony Barcelona, Brian Parent seconded, and all were in favor.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona.

COMPLIANCE COMMITTEE

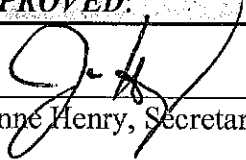
The Compliance Committee will have their next walkthrough at the end of August.

ADJOURNMENT

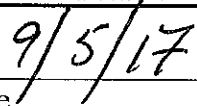
There being no additional items for discussion, the regular session was adjourned at 7:24 p.m.

Respectfully Submitted,
Elizabeth Lensner

APPROVED:



Jeanne Henry, Secretary



Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, JUNE 6, 2017

DIRECTORS PRESENT:

Harvey Christensen, President
Brian Parent, Treasurer
Lori Forcucci, Director

DIRECTORS ABSENT:

Floralynn Einesman, Vice President
Jeanne Henry, Secretary

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
5 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:11 p.m.

HOMEOWNER INPUT

A homeowner was present to discuss some ongoing issues with the Colony Barcelona website. Management will look into this and correct any issues found within the website.

APPROVAL OF MINUTES

The Board reviewed the May 2017 Regular and Executive Meeting Minutes. Brian Parent made a motion to accept the May 2017 meeting minutes with appropriate changes, Lori Forcucci seconded the motion; the motion passed unanimously.

FINANCIAL REPORT

Management reviewed the April & May 2017 financial statements with the Board of Directors. After a brief discussion, Brian Parent made a motion to accept the financial statements and bank reconciliations subject to the annual audit as presented, Lori Forcucci seconded the motion; all were in favor and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management informed the Board that all accounts are up to date and there is nothing to report at this time.

MAINTENANCE ITEMS

A. CONCRETE REPAIR

The Board previously approved the proposal from Exact Construction to repair the sidewalk between Caminito Amparo and Caminito Silvela during the May 2017 Board Meeting. Harvey Christensen brought up concerns he has with the

reported 6 inch root barrier that is to be installed after the new cement is poured. Management will look into the height of the root barrier and will bring the findings to the Board during the July meeting. Exact Construction will hold off on installing the root barrier until further instruction.

B. TREE TRIMMING

Management informed the Board that Western Tree Services has completed the 2017 annual tree trimming in the community.

ADMINISTRATIVE ITEMS

A. PROPOSED AMENDMENT TO BY-LAWS

Management informed the Board that a quorum of the membership has been reached for the proposed amendment to Article 4.1 of the By-Laws. The ballots will be opened during the July 11, 2017 Board Meeting.

B. PROPOSED RULE ADDITION-OWNER INFO FORMS

The homeowner's forum concerning the Owner Information Form proposed rule addition will commence during the July 11, 2017 Board Meeting.

C. GARAGE DOOR LETTERS

The Board reviewed the new spreadsheet for the most recent garage door violations per the Compliance Committee's walkthrough notes and the corresponding friendly reminder letters. Violation letters will be sent to those not in compliance after the June 30, 2017 Compliance Committee walkthrough.

D. CORRESPONDENCE

The Board reviewed the correspondence sent and received from various homeowners throughout the community.

E. ARCHITECTURAL

There were two (2) architectural requests that were reviewed during the meeting:

1. **4155 Caminito Davila** -The homeowner requested permission to install a new roof. The tile type and color adheres to the Colony Barcelona standards. Brian Parent made a motion to approve the architectural application, Harvey Christensen seconded, and all were in favor.
2. **4049 Caminito Davila** – The homeowner requested permission to install a TV antenna on the roof. The homeowner confirmed the antenna will be placed in the least conspicuous location on the roof while still receiving appropriate reception. Brian Parent made a motion to approve the architectural application, Harvey Christensen seconded the motion. Lori Forcucci abstained from voting and the application was approved.

F. SUMMER MEETING LOCATION

The Board Meetings will take place at the Colony Barcelona East Pool from June through August 2017. The July meeting will commence on Tuesday, July 11, 2017 due to the 4th of July holiday.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona. The Committee noted the slopes will continue to be upgraded in the community.

COMPLIANCE COMMITTEE


The Compliance Committee will have their next walkthrough at the end of June. Any homeowner still not in compliance with the friendly reminder garage door letters will be sent a violation letter at this time. The Committee will also begin a list of front gates in the community that need to be painted and/or repaired.

ADJOURNMENT

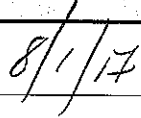
There being no additional items for discussion, the regular session was adjourned at 6:34 p.m.

Respectfully Submitted,
Elizabeth Lensner

APPROVED: _____



Jeanne Henry, Secretary



Date

COLONY BARCELONA
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, MAY 2, 2017

DIRECTORS PRESENT:

Harvey Christensen, President
Floralynn Einesman, Vice President
Brian Parent, Treasurer
Jeanne Henry, Secretary
Lori Forcucci, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Elizabeth Lensner, A. McKibbin & Co.
9 Homeowners

CALL TO ORDER

There being a quorum, President Harvey Christensen called the regular Board Meeting to order at 6:01 p.m.

HOMEOWNER INPUT

There were nine (9) homeowners present to discuss various concerns in the community. A homeowner was present and asked for the agenda to be posted on the website. Management informed all those present that there was a virus on the website that made the website not accessible on certain browsers. The issue was recently corrected and the agenda will be able to view for all upcoming meetings. Another homeowner expressed concerns with trees being trimmed, which may have birds nesting in the trees. Management will make Western Tree Services aware of the nesting birds and ensure no nests are disturbed during the annual tree maintenance. Lastly, a homeowner suggested that in addition to amending the By-Laws to only allow homeowners on the Board, the By-Laws should also be amended to only allow homeowners living on-site in Colony Barcelona to be allowed to serve on the Board of Directors. Management explained that as long as an individual owns a home in Colony Barcelona, they have the same rights, including serving on the Board of Directors, regardless of if they live in the community or not.

APPROVAL OF MINUTES

The Board reviewed the April 2017 Regular and Executive Meeting Minutes. Floralynn Einesman made a motion to accept the April 2017 minutes, Brian Parent seconded the motion; the motion passed unanimously.

FINANCIAL REPORT

The April & May Financial Report will be brought to the June meeting for review and approval.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there are three (3) delinquent accounts: 2001, 2052, and 2141. No action is necessary for account 2001 as there is a payment plan in place, which the homeowner is adhering to. Management

requested to send a pay or lien letter and lien accounts 2052 and 2141. Floralynn Einesman made a motion to send a pay or lien letter and lien accounts 2052 and 2141; Floralynn Einesman seconded and the motion passed unanimously.

B. COLLECTION POLICY CHANGES

The Board reviewed the investment suggestion from Merrill Lynch. Jeanne Henry made a motion to approve the investment suggestion, Lori Forcucci seconded, and all were in favor.

MAINTENANCE ITEMS

A. CONCRETE REPAIR

The Board reviewed a proposal from Exact Construction to replace 628 Sq. feet of sidewalk on the street that leads to Caminito Silvela from Caminito Amparo. The sidewalk damage was caused by tree roots and the trip hazards are greater than ½ an inch. Lori Forcucci made a motion to approve the proposal for a total of \$9,730.00, which includes root barrier, and Jeanne Henry seconded; and all were in favor.

B. TREE TRIMMING

The Board reviewed the proposal from Western Tree Services to complete the 2017 tree trimming maintenance plan. Lori Forcucci made a motion to approve the proposal from Western Tree for a total of \$13,740.00, Floralynn Einesman seconded the motion, and all were in favor.

ADMINISTRATIVE ITEMS

A. PROPOSED AMENDMENT TO BY-LAWS

Management informed the Board that a quorum of the membership was not reached for the proposed amendment to Article 4.1 of the By-Laws. Lori Forcucci made a motion to extend the deadline in order to allow more time for ballots to be returned, Floralynn Einesman seconded the motion, and all were in favor. A new ballot will be sent to the homeowners who have not returned their ballot to Management.

B. PROPOSED RULE ADDITION-OWNER INFO FORMS

Management updated the proposed Owner Information Form based on the changes approved by the Board of Directors during the April Board Meeting. In addition, Lori Forcucci updated the coinciding cover letter. The Board reviewed these two documents and Jeanne Henry made a motion to approve the documents to be mailed to homeowners, Floralynn Einesman seconded, and all were in favor.

C. MANAGEMENT CONTRACT

The Board reviewed the 2017/2018 Management Contract, which called for a 3% increase. After discussing the contract, the Board unanimously approved the Management contract for the year.

D. CORRESPONDENCE

The Board reviewed the correspondence sent and received from various homeowners throughout the community.

E. ARCHITECTURAL

There is one (1) architectural request for this meeting:

1. **4017 Caminito Davila-** The homeowner requested permission to install a new garage door. The paint colors and trim will adhere to the Colony Barcelona Architectural standards. Lori Forcucci made a motion to approve the Architectural application and Floralynn Einesman seconded the motion. Brian Parent abstained since he could not clearly read the application the homeowner sent to Management and the motion passed.

F. SUMMER MEETING LOCATION

The Board Meetings will take place at the Colony Barcelona East Pool from June through August 2017.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE

The Landscape Committee discussed the various landscaping improvements in Barcelona.

COMPLIANCE COMMITTEE

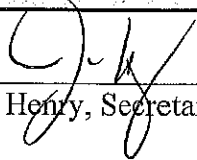
The Compliance Committee will have their next walkthrough at the end of May. Additional letters will be sent to homeowners regarding their garage doors if they are in need of any minor painting or repairs. A notice will be put in the newsletter regarding front gate repairs. Next month, any homeowner that has a gate that is need of paint or repairs will be sent a friendly reminder.

ADJOURNMENT

There being no additional items for discussion, the regular session was adjourned at 7:00 p.m.

Respectfully Submitted,
Elizabeth Lensner

APPROVED:



 Jeanne Henry, Secretary



 Date