



Minutes of a Special Meeting of the Board of Directors of La Jolla Cluster 1

Date: March 22, 2021.

Board of Directors in attendance: Maye Anderson, Bonnie Robertson, Terren Roloff, Rich Rose (via Zoom), Tony Stevens.

Others in attendance: Sofia Briones, Manager (via Zoom) and Donna Hrubizna, homeowner.

Meeting was called to order by President Bonnie Robertson at 10.00 a.m. San Jose time. The purpose of the meeting was to discuss a letter sent to the Board by Donna Hrubizna, the homeowner in attendance, concerning possible discrimination related to visitors to La Jolla the previous week. President Robertson asked homeowner Hrubizna if “the board member” referenced in Hrubizna’s letter was herself, Bonnie Robertson. Hrubizna verified that it was. Therefore, President Robertson requested that Vice-President Stevens conduct the meeting so as to avoid any perception of bias.

Upon request by Vice-President Stevens the following occurred. Sofia Briones, Manager, explained the timeline of the incident according to Security. Board member Robertson then explained her perception of the situation since Security requested her assistance at the time of the incident. Homeowner Hrubizna then explained her perception of the situation as she was present at the time of the incident.

The group present at the meeting discussed the incident and whether a large family of Mexican visitors had been unfairly discriminated against at the pool area. It was determined that this was not the case. There were more persons in the group of guests than is allowed for a host. In addition, there was some confusion as to whom the host was. As an alternative to being requested to leave, the group was requested to split up among the common areas. This was done as a courtesy to the group, and was done by Security and with the board president’s and manager's approval. It was pointed out that the Security person in charge that day has always had an excellent performance record and positive homeowner feedback, and in addition has never previously been accused of discrimination.

It was further discussed that the group’s hosts, and likely other homeowners, were not aware of the long-standing practice and regulations related to visitors. The practice and regulations are in Article 16 of the Bylaws which reads: “The co-owners shall not carry out or let anyone occupying their units to diminish the good name and appearance of the complex. The units may be occupied by a maximum number of people as follows: 2-bedroom apartments -6 people; 1-bedrooms-4 people; and studios-4.” The board agreed that newer owners may not

understand the meaning as stated in the Bylaws of the word "occupancy". La Jolla has always acknowledged that the limits on occupancy also relates to visitors. The example was given of a method that was previously used to assist in enforcing the limitation on occupancy and the use of the facilities. The number of pool tags that was given to each unit was dependent upon their occupancy limits, and everyone was required to wear these tags when using the pool and other common areas. The Board also discussed the current Baja Sur limit of 10 people gathering due to Covid 19.

In order to assist homeowners and their renters and guests, the Board will in the near future send out a summary of Security Procedures and homeowners' responsibilities with respect to this.

The Board also discussed whether the gate security position could be expanded to full-time in order to cover the daily occurrences of non-homeowners or guests without proper permission attempting to come into the property to use the common areas.

The Board would also like to remind all homeowners that if they have any concerns regarding staff performance, to share those concerns with Manager Briones rather than directly with staff and other homeowners.

The meeting adjourned at 11:04 a.m.