

**La Jolla HOA Board of Directors Meeting
October 28, 2021**

In attendance via Zoom: Bonnie Robertson, Richard Rose, Terren Roloff

In attendance La Jolla Manager Office: Tony Stevens, Sofia Briones

Absent: Maye Anderson

Meeting was called to order at 1:57 pm Los Cabos time by President Bonnie Robertson

Preparation for the AGM 2021

President Bonnie Robertson mentioned the primary purpose of this meeting was to approve the proposed AGM Agenda as the legal time frame to publish for homeowners is Friday, October 29. The date of the AGM is Saturday, November 13th, 2021.

The Board discussed a proposed motion by Ken Kimble which reads as follows:

“To the Board of Directors:

I propose that the construction work on the little pool be postponed until such time as all of the work be completed on the big pool and its surrounding walkway, The walk way construction on the big pool requires additional research and in fact the Board and the contractor have decided to jack hammer up the "new walkways" and replace them as they were not done correctly. In addition the lights were not replaced and started to rust and stain the new tile. (Granted one light was replaced this past week as it fell out.) and the south west input pipe has little or no pressure and there is a question if the center drain is functioning properly.

These items and the proper construction of the walkways as you noted should be resolved completely before the work on the little pool be commenced if at all.

If the Board in its entirety in writing or email will agree to the above prior to the Homeowners meeting, I will withdraw the motion. Thank you Ken Kimble”

Board members discussed and confirmed that the Board has, and continues to be, committed to ensure that the large pool is fully functioning before rehabilitating the small pool, notwithstanding any warranty work or emergency work due to weather.

The Board also discussed that some of the concerns Mr. Kimble raised have already been resolved, and the large pool is fully functioning.

Bonnie Robertson volunteered to draft the response letter to Ken Kimble’s motion and Tony Stevens agreed to meet with him and hand the letter to him as the Board’s representative. The remainder of the board agreed.

President Bonnie Robertson made a motion to approve the current AGM Agenda. The remainder of the Board agreed.

Candidates Forum

The Board decided that traditional potluck party prior to the AGM will be suspended this year due Covid-19 precautions. However, homeowners are free to gather at the arroyo seco area any

given day and time with their own group of friends and neighbors as long as the local authorities do not determine otherwise, this on the case Covid situation critically changed in the San José area. Bonnie Robertson suggested to organize a Zoom Board of Directors candidate forum so homeowners would have an opportunity to ask questions and hear from Board candidates. Board members agreed and set a date for the Candidates Forum: Thursday, November 4th at 5:00 pm Cabo time. Board members requested that Manager Sofia inform the Candidates Forum to both the Nominating committee and this year's board candidates for availability.

Gathering with new homeowners

President Bonnie Robertson proposed to gather as a board with the most recent new homeowners at La Jolla. She mentioned it would be a great opportunity to welcome them to the La Jolla community.

The Board members agreed and date for coffee with the Board was set up for Tuesday, November 9th at 9:00 am.

Laundry rooms

Tony Stevens mentioned that problems with the laundry rooms have been occurring. Misuse of the machines, such as significant sand and lack of cleaning of machines after use, are driving up the costs of repair. There is also a lack of people signing up when they use the laundry. He then said that the high demand of the laundry rooms is also demanding specific attention from the staff. Manager Sofia informed the board that the laundry rooms were cleaned once a day but will be cleaned twice a day from now on, first thing in the morning and before the cleaning staff shift ends at 3:00 pm. She also confirmed that laundry rooms are serviced twice a year by outside certified technicians and have replaced spare pieces on the laundry centers as needed. Board members agreed to mention the laundry rooms at the AGM and remind homeowners who rent out their units to inform their guests and renters to properly use the laundry facilities.

Staff Updates

Tony Stevens mentioned the need to hire in retainer an independent engineer/architect and general maintenance and facilities manager to oversee the normal maintenance operation and the capital summer projects. Bonnie Robertson reminded the members that the Board has already approved such as position earlier this year and this is a priority to protect recent and future major investments in capital improvements for LaJolla. The Board agreed to have this new contracted position hired as soon as possible, and instructed Sofia Briones to continue looking for the right person to cover this position.

Meeting was adjourned at 2:55 pm