

# HIALEAH ESTATES PROPERTY OWNERS ASSOCIATION

5256 S. MISSION ROAD, 703-016 | BONSALL, CA 92003 | WWW.HIALEAHSTATES.ORG

**SUBJECT:** Minutes of Quarterly Open Board of Director's Meeting

**LOCATION:** Teleconference

**DATE:** March 25, 2020

**IN ATTENDANCE:** Greg Stearns, Mary Ann Dureau, Michael Collier, Jim Wetherald, Chris Trokey

**1. CALL TO ORDER:**

- a. Greg Stearns called the meeting to order at 6:02 PM

**2. APPROVAL OF MINUTES FROM LAST MEETING:**

- a. The board unanimously approved the minutes from the previous meeting

**3. PRESIDENT'S REPORT:**

- a. **Additional Board Members:** The board is excited to announce that two of our members volunteered to join the board; Jim Wetherald and Chris Trokey. The board voted unanimously to add both Jim and Chris to the board.
- b. **Road Work Status:** All roadwork is complete and all payments are current.
- c. **Real Estate Update:**
  - i. 30301 Calle La Reina (Lindstrom property): This property closed escrow and the new owners are the Kohm family.
  - ii. 6745 Via De La Reina (Cripps property): This property is for sale.
  - iii. 30333 Via Cuesta Ariba (Miller property): This property is for sale.

**4. TREASURER'S REPORT:**

- a. Reserve account balance as of March 31, 2020 was \$29,413.32
- b. Operating account balance as of March 31, 2020 was \$12,111.67.
- c. Upcoming Expenditures: Minimal, annual memberships such as website, PO Box, etc...
- d. Upcoming Revenue: \$23,400 for annual HOA dues, still waiting on some remaining payments from members.
- e. Key Actions:
  - i. HOA Dues: Continue to track and collect all dues, expect completion end of April 2020

**5. SECRETARY'S REPORT:**

- a. Annual Calendar: The secretary reviewed the calendar as shown below.

Meeting/Event	Planned Date	Actual Date	Notes
<b>CALENDAR 2020</b>			
CY20 Q1 Meeting	March 2020	March 25, 2020	Meeting conducted as planned.
CY20 Annual Dues (\$600)	April 2020	In Work	Invoices sent to members
CY20 Annual Meeting	June 2020		
CY20 Summer Block Party	Aug 2020		
CY20 Q3 Meeting	Sep 2020		
CY20 Q4 Meeting	Dec 2020		

CY20 Christmas Party	Dec 2020		
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b. Key Actions:

- i. Update HEPOA Members List: The secretary is currently updating the contact information for our members.
- ii. Update Hialeah Directory: The secretary reported that the Ed and Charlotte Pidgeon volunteered to work with the board to update the directory this year.
- iii. Reserve Study: The board discussed the reserve study that was last conducted on 2017. The board approved the motion to conduct the reserve study every 5 years, which means the next reserve study will be conducted in 2022.

6. **OLD BUSINESS:**

- a. **HEPOA Property Beautification:** Board continues to support and remind members encouraging them to keep our community beautiful.
- b. **Fire Prevention:** All property owners are reminded to ensure compliance with local regulations in regards to fire prevention requirements.
- c. **Compliance with CC&Rs:** The board wants to remind all HEPOA members about the importance of complying with our CC&Rs. Please contact the board if you need a copy of the CC&Rs.

7. **NEW BUSINESS:**

- a. **Vote to Amend the CC&Rs:** On behalf of the members of Hialeah Estates Property Owners Association (HEPOA), the board is facilitating a vote for requested changes to the CC&Rs. Some of the items/issues addressed in the requested changes were not relevant when the CC&Rs were last amended in 1997. The board started meeting weekly to create a ballot that will be sent. It is IMPORTANT that you fill out and return the ballot!
- b. **COVID-19 Impact to Meetings:** The board discussed the possibility of having the next annual meeting using a phone and internet platform. This will allow all members to dial-in and participate with the meeting. Please stay tuned for the announcement.

8. **NEXT REGULAR MEETING:**

- a. The board stated that the next meeting will be the annual meeting to be held June 2020.

9. **ADJOURNMENT:**

- a. The meeting was adjourned at 7:01 PM.