

Rosalena Owners' Association
BOARD OF DIRECTORS REGULAR SESSION MEETING
July 25, 2022
MINUTES

NOTICE OF MEETING:

Upon due notice given and received, the Regular Session Meeting of the Rosalena Owners' Association was held on July 25, 2022, at the hour of 6:00 p.m. in the location of 751 Raintree Dr., Carlsbad, CA 92011 and via Zoom.

ORGANIZATIONAL MEETING:

President: Upon a motion duly made by Jim Weinberger, seconded by Drew Swonetz, and unanimously carried; the Board appointed Mike Fisher as President.

Vice President: Upon a motion duly made by Mike Fisher, seconded by Jim Weinberger, and unanimously carried; the Board appointed Denise Nardi as Vice President.

Secretary: Upon a motion duly made by Mike Fisher, seconded by Jim Weinberger, and unanimously carried; the Board appointed Drew Swonetz as Secretary.

Treasurer: Upon a motion duly made by Mike Fisher, seconded by Drew Swonetz, and unanimously carried; the Board appointed Jim Weinberger as Treasurer.

Director: Upon a motion duly made by Mike Fisher, seconded by Jim Weinberger, and unanimously carried; the Board appointed Kenny Lehmer as Director.

ATTENDANCE:

Directors Present: Mike Fisher, President
Denise Nardi, Vice President
Drew Swonetz, Secretary
Jim Weinberger, Treasurer
Kenny Lehmer, Director

Others Present: Kierstin Avalos, CMCA, representing Avalon Management Group

CALL TO ORDER:

Board President, Mike Fisher, called the meeting to order at 6:20 pm.

SPECIAL ASSESSEMENT AND TRAIL UPDATE:

Mike Fisher provided a PowerPoint presentation with the next steps of the Trail Project and the bank loan commitment letter.

EXECUTIVE SESSION:

At the May 23, 2022 meeting, the Board reviewed and/or discussed: Executive Session Minutes, Collections, Legal, and Violations.

OPEN FORUM:

Time was set aside to allow homeowners in attendance to address the Board with items of concern and/or suggestions. There were 25 homeowners in attendance in-person or via Zoom.

**APPROVAL OF
MINUTES:**

The Board reviewed the minutes from the prior Regular Session Meeting of May 23, 2022.

Upon a motion duly made by Jim Weinberger, seconded by Drew Swonetz, and unanimously carried; the Board approved the May 23, 2022 Regular Session Meeting Minutes.

FINANCIAL REPORT:

For review by the Board are the May and June 2022 financials.

Below is a breakdown of the June 2022 financials:

Operating Funds:	\$ 15,277.88
Trail Funds:	\$128,137.60
Reserve Funds:	\$361,641.45
Accounts Receivable:	\$ 2,195.42
Total Assets:	\$524,362.71

Civil Code 5502: None at this time.

Upon a motion fully made by Jim Weinberger, seconded by Drew Swonetz and unanimously carried the Board accepted the March and April 2022 financials as provided by Avalon Management Group.

OLD BUSINESS:

Concrete Drain Proposals: The Board tabled this item pending having proposals.

NEW BUSINESS:

2021 Financial Review: The Board reviewed the 2021 FYE Financials completed by CPA, Greg Villard. Upon a motion duly made by Jim Weinberger, seconded by Mike Fisher and unanimously carried; the Board approved the 2021 FYE Financials pending the correction of the assessment from \$165 to \$260.

Landscape Proposal: The Board reviewed the proposal from Artistic Maintenance on installing Red-Carpet Roses and Iceberg Roses to the monument area in the amount of \$642.60.

Upon a motion duly made by Jim Weinberger, seconded by Drew Swonetz and unanimously carried; the Board approved the proposal for the installation of the new plant material to the monuments.

Street Parking Variance: Upon a motion duly made by Mike Fisher, seconded by Jim Weinberger, Denise abstained; the Board approved Street Parking Variance for owner Jonathan Brooks at 7580 Navigator Circle.

Safety/Neighborhood Watch Program: The Board discussed creating a potential Neighborhood Watch program -pending further information.

**MANAGEMENT
REPORT:**

Landscape Committee: The next walk through is scheduled for August 5, 2022 at 9:00 AM.

Landscape Report: Review and discussion only. No action was taken.

ARC: The Board's reviewed the ARC log. This was a review and discussion item only. No action was taken.

**NEXT
MEETING:**

The next Regular Session Board of Directors Meeting is scheduled for September 26, 2022 at 6:00 pm.

ADJOURNMENT:

There being no further business to come before the Board of Directors at this time, the Board of Directors adjourned at the Regular Session meeting at 7:12 p.m.

ATTEST:

_____ DATE: _____