

OTAY RANCH FIVE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
COUNTRYSIDE SWIM CLUB  
1180 SANTA ROSA DRIVE  
CHULA VISTA, CA 91913  
OPEN SESSION MINUTES  
THURSDAY, February 9, 2012

Call to Order

There being a quorum of directors present, in accordance with the Bylaws of the Association, the Regular Session Meeting was called to order at 7:36 PM by President, William Cozza.

Directors Present

President, William Cozza  
Treasurer, Kelly Brown-Albahri  
Secretary, Scott Rhodes  
Michael Darwich  
Steven Rivera

Others Present

Janine Weston-Menas Realty Co.

Homeowners Forum

Several homeowners were present.

Summary of Executive Session Meeting on February 9, 2012

Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership. Civil Code §1363.05(c).

It was disclosed that the Board held an Executive Session on February 9, 2012 before the regular session meeting to address legal matters and third party contracts.

Reports

The Board reviewed the Delinquency Report, Violation Report and Customer Service Report.

Tables and Umbrellas at Countryside Park

A motion was duly made by Brown-Albahri and seconded by Rhodes to table this item. The motion carried unanimously.

Landscape Architect

A motion was duly made by Brown-Albahri and seconded by Cozza to table this item. The motion carried unanimously.



Traffic Study

A motion was duly made by Rhodes and seconded by Cozza to approve recommendation from traffic study engineers for red-curbing and a No Parking Zone on Santa Rosa between Geyserville and San Sebastian. The motion carried 4 to 1.

Board Reorganization

A motion was duly made by Cozza and seconded by Brown-Albahri to table this item. The motion carried unanimously.

Approval of Minutes

A motion was duly made by Rhodes and seconded by Brown-Albahri to approve the Open Session Meeting Minutes of January 12, 2012. The motion carried unanimously.

Approval of Financials for January 2012

A motion was duly made by Brown-Albahri and seconded by Cozza to approve the financial report for January 2012 as presented pending audit. The motion carried unanimously.

Approval of Liens

A motion was duly made by Brown-Albahri and seconded by Cozza to approve the liens in the event payment in full is not received in time frame set forth in the pre-lien letter sent by Epsten, Grinnell & Howell for the following accounts (attached). The motion carried unanimously.

Flag Purchase

A motion was duly made by Brown-Albahri and seconded by Rhodes to approve the purchase by ASAP of two American Flags for the cottages. The motion carried unanimously.

Landscaping

A motion was duly made by Brown-Albahri and seconded by Cozza to approve the proposal from Blue Skies for landscaping improvements. The motion carried unanimously.

Storm Drain Maintenance

A motion was duly made by Brown-Albahri and seconded by Cozza to approve the updated annual contract from Downstream. The motion carried unanimously.



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Tree Maintenance

A motion was duly made by Brown-Albahri and seconded by Rhodes to approve the proposal from Western Tree Service for tree maintenance. The motion carried unanimously.

Board Member Reimbursement

A motion was duly made by Rhodes and seconded by Darwich to approve a reimbursement request from Board Member Kelly Brown-Albahri for conducting Association business. The motion carried unanimously.

Management Changes

The Board announced their decision to terminate the contract with Menas Realty Company effective 02/29/2012. The new management company will be Associated Professional Services.

Resolution for Electronic Transfer Preauthorization Consent Form and Delegation of Powers

The Board approved and signed agreements.

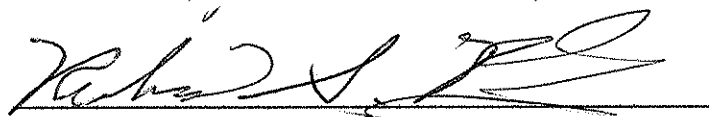
Floors at Swim Club

A motion was duly made by Brown-Albahri and seconded by Rhodes to obtain bids for installation of new tile in the clubhouse, the office and both restrooms at the pool. The motion carried unanimously.

Adjournment

There being no further business to come before the Board of Directors, the Open Session meeting was adjourned at 9:18 pm, by President, Will Cozza.

The next regularly scheduled meeting will be on March 8, 2012 at 7:30 PM at 1180 Santa Rosa Dr. Chula Vista, CA 91913 at the Community Room



Secretary-Otay Ranch 5

3-8-12

Date

