

**WATERFORD POINTE HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
March 20, 2024**

**1211 PUERTA DEL SOL, SUITE 120
SAN CLEMENTE, CA. 92673
AND ZOOM**

<https://us06web.zoom.us/j/84866395906?pwd=8rxX7NLS7SfchzDjZiAETpjo55BkNK.1>

Meeting ID: 848 6639 5906

Passcode: 013415

Notice of the regularly scheduled General Session Meeting to the membership was posted at the pool.

Call to Order

The General Session Meeting of the Board of Directors of Waterford Pointe Homeowners Association was called to order at 5:58 PM via Zoom.

Roll Call

A quorum was present with the following directors in attendance:

Directors Present:

Eddie Rangel, President

Patrick Barnitt, VP

H. Erik Wahlstrom, MD, Treasurer,

Richard Rollnick, Secretary, Teleconference

Mark Eck, Member at Large

Seabreeze Management Company, Inc.:

Kim Horner, Portfolio Manager

Agenda items are presented in the originally agendized format for the benefit of the minutes' reader but are not necessarily heard in that order.

I. CALL TO ORDER

6:00 PM

A. Reorganization of the Officers

A motion was made, seconded, and carried to approve the election of the Board of Directors as the officers of the corporation effective immediately as follows:

Eddie Rangel, President

Patrick Barnitt, Vice President

H. Erik Wahlstrom, MD, Treasurer

Richard Rollnick, Secretary

Mark Eck, Member at Large

Approval of Minutes –January 10, 2024 General Session Minutes

A motion was requested to approve the General Session Meeting Minutes, as presented. No action was taken as new Board members were not present at the January 10, 20024 meeting.

Treasurers Report

Financial Statement – January and February 2024

The Board acknowledged and reviewed their financials monthly. A motion was made, seconded, and unanimously carried to accept the January and February, 2024 Financial Statement, subject to fiscal year-end audit.

Morgan Stanley CD Ladder Execution Plan

The Board reviewed the Morgan Stanley CD Ladder Execution Plan. No action was taken.

Pacific Western Bank Account Closure

On June 13, 2023, A motion was made, seconded, and unanimously carried to approve closing Pacific Western Bank Reserve MM (GL1100) and move the balance to Morgan Stanley MM (GL 1120). Signatures of Board members needed on the closure certificate. A motion was made, seconded, and unanimously carried to appoint Eddie Rangel, President, and H. Erik Wahlstrom, MD, Treasurer as signers on the Pacific Western closing certificate.

2023 Audit and Tax

Audit was not available for review.

Reserve Study & Funding Plan Fiscal Year 01/01/2025 to 12/31/2025

The Board reviewed the 2025 Reserve Study Onsite/Update prepared by prepared Foresight Financial Services. dated December 31, 2024, version one for fiscal year 01/01/2025 to 12/31/2025 with monthly funding to reserves of \$20,213.00 plus interest (58% funded), or \$119.56 per unit, as presented. Item was tabled pending further review.

Committee Charters

The Board reviewed the Charter templates for Architectural Review Committee and a Landscape Committee to establish clear approval process guidelines for the committee members. A motion was made, seconded and unanimously carried to approve a Charter subcommittee made up of Ed Rangel, Erik Wahlstrom, Patrick Barnitt, Mark Eck, and Richard Rollnick, to review Architectural Committee and Landscape Committee processes and functions to determine if an Architectural and/or Landscape Charter would be beneficial.

Appointment of the Architectural Committee

A motion was requested to approve the formation of an Architectural Committee for the purpose of reviewing and approving Architectural Applications within the community and providing recommendations to the Board of Directors. No action was taken.

Appointment of the Landscape Committee

A motion was requested to approve the formation of a Landscape Committee for the purpose of identifying landscape deficiencies within the community and providing recommendations to the Board of Directors. Furthermore, the board appoints the following owners to serve on the committee: No action was taken.

VDLA Landscape Architect Master Plan

The Board reviewed the proposal from VDLA Landscape Architects for landscape architectural and design services to assist with improvement of HOA maintained common areas throughout the community for a total of \$41,900.00 broken down into 9 tasks. Item was tabled pending additional bids.

Stan Smith Architect Proposal

The Board reviewed the proposal from Stan Smith Associates for profession Landscape Architectural review services for Architectural and Landscape review services. No action was taken.

Summers Murphy and Partners Landscape Architecture Planning

The Board reviewed the proposal from Summers Murphy and Partners Landscape Architecture review services for Architectural and Landscape review services. No action was taken.

EarthCo Landscape Report

The Board reviewed the EarthCo punch list from the February 15, 2024, landscape walk. No action was taken.

Three Phase Electric

The Board reviewed the Three Phase Electric repairs needed log. Lights out on path near 33621 Sundown, NTE \$800.00; Lights out- pool entry, NTE \$450.00; Lights out- pool area, NTE \$450.00; Lights out -urgent- near Entry and Exit gates, NTE \$500.00; Lights out- Entry area, NTE \$1,400.00; Lights out- urgent- walkway next to 24873 Sea Crest, NTE \$500.00; Lights out- urgent- Entry area under gazebo, NTE \$500.00 A motion was made, seconded, and unanimously carried to approve the repairs needed not to exceed total amount of \$4,600.00 indicated by Three Phase.

Asphalt- Proposals

The Board will review Asphalt proposals from Caliber Paving Co., Quickel Paving and Ben’s Asphalt & Maintenance Co., Inc. No action was taken.

Concrete Repairs

Proposals were not available for review.

Cityside Fiber

The Board reviewed Cityside Fiber for the 169 Residences within the community through Golden Lantern. Fiber would be distributed in the community by the side of the garage where existing telecom junctions are located. There would be two (2)- 2’X3’ placed in their community, away from the homes and Right of way. Contact information: Joey Farrales joey.farrales@citysidefiber.com , or (949) 427-6826. A motion was made, seconded, and unanimously carried to contact Joey Farrales and request a second presentation.

Homeowner Request- Parking Space

The Board reviewed Homeowner request to designate a marked parking space just before 33595 Sundown Ct. Homeowner believes there is more than enough space without the need to park in front of the residence home. No action taken.

Homeowner Request- Landscape Vendor Change- Dog Nuisance

The Board reviewed Homeowner request for Landscape maintenance vendor change due to poor performance and the nuisance of dog irresponsibility of Homeowners. No action was taken.

Next Board Meeting The next Board of Directors meeting will be April 9, 2024, at 6:00 PM.

SECRETARY’S CERTIFICATE

I, Richard Rollnick, hereby certify that the foregoing is a true and correct copy of the approved General Session Minutes of the Board of Directors held on the above date.

DocuSigned by:
Richard Rollnick
F55B8CF35DE64C3

Secretary

4/19/2024

Date