

**DRAFT**  
**DBTS HOA BOARD MEETING MINUTES**  
**24412 Alta Vista Drive, Dana Point**  
**Nov. 11, 2021 1:00 p.m.**

1. Pres. Wysocki called the meeting to order at 1:10 p.m. Board members present included: D. Wysocki (pres.), M. Hart (treasurer), V. Linane (via phone), M. Nason (via phone), E. Teichert (Secretary). Owners present included A. Stokes, D. Manna, R. Sobel, D. Linane (via phone), and unit purchaser E. Hanowitz.
  2. Motion passed to waive reading of and approve June 10, 2021, Board meeting minutes.
  3. The following Board officers were nominated and unanimously elected: D. Wysocki (President); V. Linane (Alta Vista Vice President); M. Nason (Granada Vice President); M. Hart (Treasurer); E. Teichert (Secretary).
  4. Motion passed to approve agreement with Anne Stokes to provide annual HOA accounts receivable services. Motion passed to appoint S. Mirhoseni to Architectural Committee, D. Manna to Landscape Committee and Building Maintenance Committee, R. Sobel to Pool/Spa Committee.
  5. A. Building Maintenance Committee report—Discussed Carasso Construction’s monthly painting of unit railings as needed with Busch unit being painted next, then Stokes. Discussed fading of paint on south facing shingles.  
B. Finance Committee report—\$192,217 total in checking and savings.  
C. Architectural Committee report—1 application under review for install of elevator in Stokes unit.  
D. Pool Spa Committee report—Heater is turned off until Spring. New filters were installed. Cement repair work to be done in spring.  
E. Landscape Committee report—Bid being sought for plantings on south side below pool area.
  6. A. Alta Vista walkway repairs still under review.  
B. Tinnelley Law Group opinion letter discussed. Alta Vista garage utility pipes from Stokes and Manna units are unit owners responsibility. Remaining units’ utility pipes are combined and are HOA responsibility.
  7. The following 2022 Board Meeting dates were set at 1 p.m. poolside: March 5, June 4, Sept. 10.
- Meeting adjourned 2:20.  
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