

**DRAFT**  
**DBTS HOA BOARD MEETING MINUTES**  
**24412 Alta Vista Drive, Dana Point**  
**Mar 5, 2022 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 (V.P.), M. Nason (V.P. via phone), E. Teichert (Secretary). Owners present included A. Stokes, R. Sobel, D. Linane.
2. Motion passed to waive reading of and approve Nov. 11, 2011, Board meeting minutes.
3. Standing Committee reports.
  - A. Building maintenance committee. Carasso priming and painting 24414 and 24416 Alta Vista balconies and 24446 Alta Vista lower decks and railings. Meeting with Carasso Mar. 15 to get estimate for replacement of 24424 Alta Vista lower beam. 33671 Granada and 24442 Alta Vista units trim in queue.
  - B. Finance committee. All assessment payments are current. No exceptions to expenditures.
  - C. Architectural committee. Applications submitted by the owners of 24432 Alta Vista and 24448 Alta Vista.
  - D. Pool/spa committee. Heater being turned on in April. Pool coping repairs to be performed soon.
  - E. Landscape committee. No report.
4. Unfinished business.
  - a. Alta Vista Walkway: HOA Architect Linane presented proposal to resurface walkway from WICR with elastomeric urethane waterproofing system. Board passed motion to award contract to WICR for \$18,822 with work to be performed in approximately July after communicating with Alta Vista residents and after installation of roof gutters over portions of walkway. Color approved is Rocky Gray.
5. New Business.
  - F. Fire system check. Granada units fire inspection is due. M. Hart will get quotes and submit to Board for approval. Estimate is \$2,000 to \$3,000.
  - G. Pool deck repairs. Contract with Concrete Doctor for \$2,600 to pressure wash and seal approximately 1,800 square feet of pool deck approved by Board.
  - H. Board approved expenditure of approximately \$700 with Artistic Maintenance for planting of rosemary bushes on slope south of the pool.
6. Next Board meeting scheduled for June 11, 2022 at 1:00 p.m. poolside.

Meeting adjourned 2:20.

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